The Guide
resident
June 2018
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FESTIVAL FEVER

Head to Greenwich for this summer's best arts events

RUSSELL NORMAN

The renowned restaurateur talks Venice, Blackheath and his new book

Greenwich Market Review

Those who know me are aware that I love my stats!

After all, when it comes to selling or renting property it is so important to get the pricing right. Price a property too high and you could ruin the chances of selling / letting a property for a very long time and prospective buyers / renters have market data at their finger-tips so could think there is something wrong with a property if it has been languishing on the market.

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Over the past five years house prices in SE10 have increased by 45% and over the past year by 1%. Compare the one-year growth to the UK national growth at 4.4% and it is somewhat lower - this a common theme with what is happening in other parts of London so don't be alarmed**.

In the past 12 months there have been 991 sales in the SE10 postcode. 85% of these have been apartments, 13% terraced houses, 2% semi-detached houses. If you compare the number of sales to the previous 12 months, this is a 13% reduction. This is quite good when compared to other neighbouring areas which have seen a greater decline in sales**.

On rented properties there has been a small re-adjustment. The average rents have decreased by 4%, with the average rent across all rented property stock, being £1,434 per month. The average age of a tenant is 29 years old*** and the average age of a first-time buyer in the South East is 38.

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*Allagents Feb 18 | ** Data provided by Dataloft Inform / Land Registry
*** Source: Dataloft and Rent4sure

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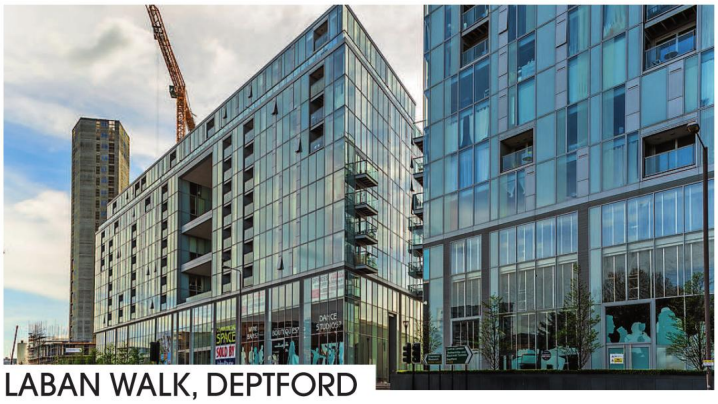

LABAN WALK, DEPTFORD

£1,350 PCM

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Greenwich Park & Town Centre are only a short walk away, where you will find an array of coffee shops, restaurants, pubs and shopping facilities for your everyday needs. Greenwich mainline and DLR stations are also less then half a mile away, around a ten minute walk, with direct access into London. On foot, locals can also enjoy Point Park, a small parkland offering breathtaking views across Greenwich Park, the Royal Naval College & The Docklands. EPC: D

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Distributed in Greenwich, Blackheath and surrounding areas

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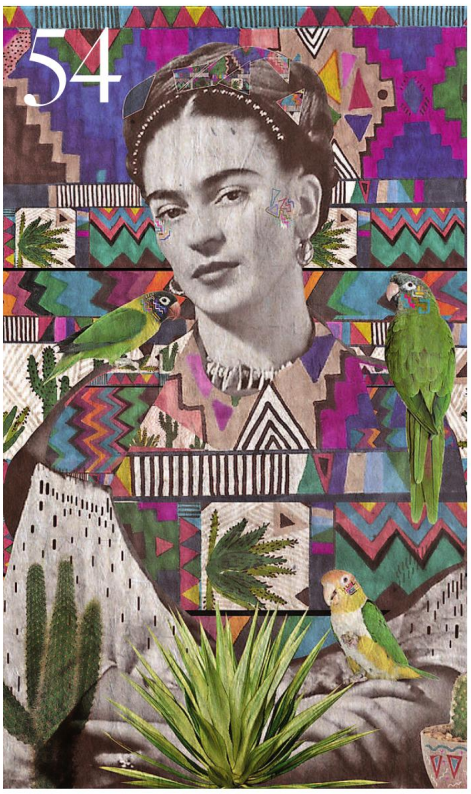
COVER IMAGE: RUSSELL NORMAN COURTESY OF REBECCA REID / EYEVINE



MAKE UP BY LISA FRANKLIN; LISAFRANKLIN.LONDON; PHOTO BY TOM DUNKLEY

JUNE 2018

Letter from the EDITOR

What images, thoughts and memories spring to mind when you talk, dream or reminisce about summer? For me, I immediately think of the warm sundown evenings, with lots of fresh flavours, smells and good food and music playing in the background. I will always be a beach bum, and my all time favourite time of the day in summer to be on the sand, listening to the waves, is as the sun starts to retreat.

We've got something of a foodie, music-filled, outdoors festival focus going on in this month's magazine it seems, and it's got me thinking about summer's passed and my favourite parts of the season, you see. Festivals will always be central to my memories of summer in England, so I was delighted to feature the large number of festivals we have in south east London this year.

Our cover star Russell Norman also tells us all about his love affair with Venice in this issue, and the good food there that evoke warm feelings for him. It's true that senses, particularly smell, are the key to unlocking the door to nostalgia for humans and I think this is one of the reasons I love the warm season so much. Delve into Norman's world of Italy, hear all about the sights, sounds and smells and start to feel inspired about the approaching season. Turn to page 14 to read the wonderful interview.

And if after reading about all of this you *still* feel like you need some summery inspiration, our lovely editorial assistant Fay Watson jetted off to Provence earlier this month and her feature on the beautiful location is full to the rafters with sunshine and smiles.

I'm officially announcing it (although don't hold me accountable if the weather suddenly takes a turn for the worst...), summer is here everybody! Time to embrace the longer days, bask in the warm evenings and wear a grin from ear to ear. I hope you enjoy the issue as much as we have enjoyed putting it together for you. Happy holidays!

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CULTURE

PHOTO BY MAYA WHATTON

A CLASSIC TWIST

This month Greenwich Theatre plays host to a dramatic retelling of Ibsen's classic *A Doll's House* from 13-14 June. Created by theatre company Theatrical Niche Ltd., the adaptation uses verbatim theatre and emotive choreography to explore stigmas around gender and mental health. This artful adaptation focuses on the impossible idolisation of one 'perfect' woman, by a man who walks with weights around his ankles.

Crooms Hill SE10 8ES; greenwichtheatre.org.uk

AROUND AND ABOUT

This month's finest events and new launches

Lost in translation

Brian Friel's modern classic, *Translations*, is a powerful account of nationhood, which sees the turbulent relationship between England and Ireland play out in one quiet community. The show will be at the Olivier Theatre this month. Owen, the prodigal son, returns to rural Donegal from Dublin. With him are two British army officers. Their ambition is to create a map of the area, replacing the Gaelic names with English. It is an administrative act with radical consequences. So, what happens when a land is robbed of its language?

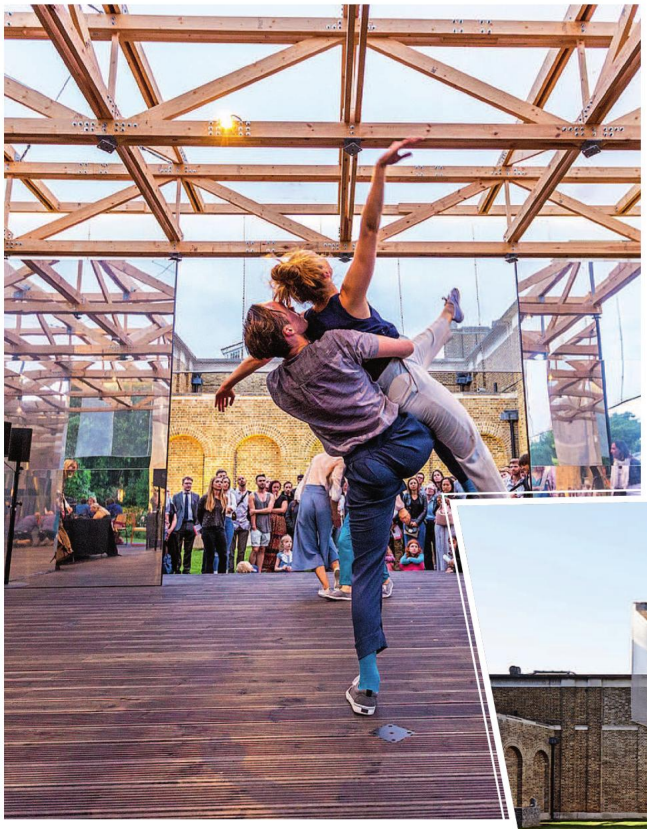
nationaltheatre.org.uk

Her American life

Material Girl, playing at Bromley's Churchill Theatre on 22 June, celebrates the greatest songs from the Queen Of Pop, Madonna. With incredible vocals, amazing dancers, video footage and narration, audiences are taken on a journey through the scandals, the controversy and of course the music of one of the world's most iconic figures. Told through the eyes of their leading lady, Jodie Jackson, audiences will hear stories and little known facts about Madonna as the show follows her career and music through her 35 years at the top. The show features all of the hits such as *Like A Virgin*, *Papa Don't Preach*, *Vogue*, *Crazy for You*, *Into The Groove*, *Like A Prayer*, *Express Yourself* and many more.

High Street, Bromley BR1 1HA;

churchilltheatre.co.uk



HEAD TO THE PAVILION

Have your say on the six shortlisted designs for the 2019 Dulwich Pavilion. Models and visualisations of the proposed designs by young and emerging architects will be on display in the Gallery's glass walkway throughout the London Festival of Architecture from 6 June, and you'll have the opportunity to vote for your favourite. Gallery Road SE21 7AD; dulwichpicturegallery.org.uk

DEBUT SHOW

Luiz Zerbini is one of Brazil's most established contemporary artists, known for his vivid works on canvas which draw on a range of themes from the abstract to landscapes, cityscapes, and domestic scenes using a range of techniques and styles. For his first solo show in a UK public institution at South London Gallery from 8 June, Zerbini will show a series of large-scale paintings referencing modernist architecture, contemporary culture and elements from the natural environment. These will be presented with a series of abstract works on canvas positioned around a sculptural centre-piece. The exhibition will also present Zerbini's 35mm film and slide works.

65-67 Peckham Road SE5 8UH; southlondongallery.org

LUIZ ZERBINI EROSÃO, 2014 ACRYLIC ON CANVAS 200 CM X 300 CM PHOTO BY JAIME ACIOLI; MADONNA BY M JEANES

Never forget

As Take That celebrate over 25 years as the UK's number one boy band, *The Take That Experience* marks over a decade together as the ultimate tribute act with their best show yet on 15 June. Wowing audiences everywhere they go with their amazing vocals, replica costumes and electrifying dance routines, they continue to successfully recreate the magic of Take That with the *Greatest Hits Tour 2018*. The show will bring you all the classic songs you know and love from the 90s through to the present.

High Street, Bromley BR1 1HA; churchilltheatre.co.uk

COOKING *UP* CULTURE

Blackheath restaurateur Russell Norman tells us all about how Venice has inspired his career, from his restaurant group POLPO to his latest cookbook

Words FAY WATSON

The first time Russell Norman visited Venice was as a fresh-faced student in 1986, boarding a train from Paris with absolutely no idea what to expect. Set to spend three weeks in the city, he admits when we chat about his upcoming cookbook, that he didn't even realise the city was surrounded by water.

'I knew nothing,' he laughs. 'I was just completely ignorant and unprepared. So it just took my breath away, knocked me off my feet – all those clichés.

'I spent my first three weeks trying to get my head around this place, which was unlike anything I had ever experienced. I think because it hit me so hard for all of those reasons, I just kept wanting to go back and explore more and more of it, which I did.'

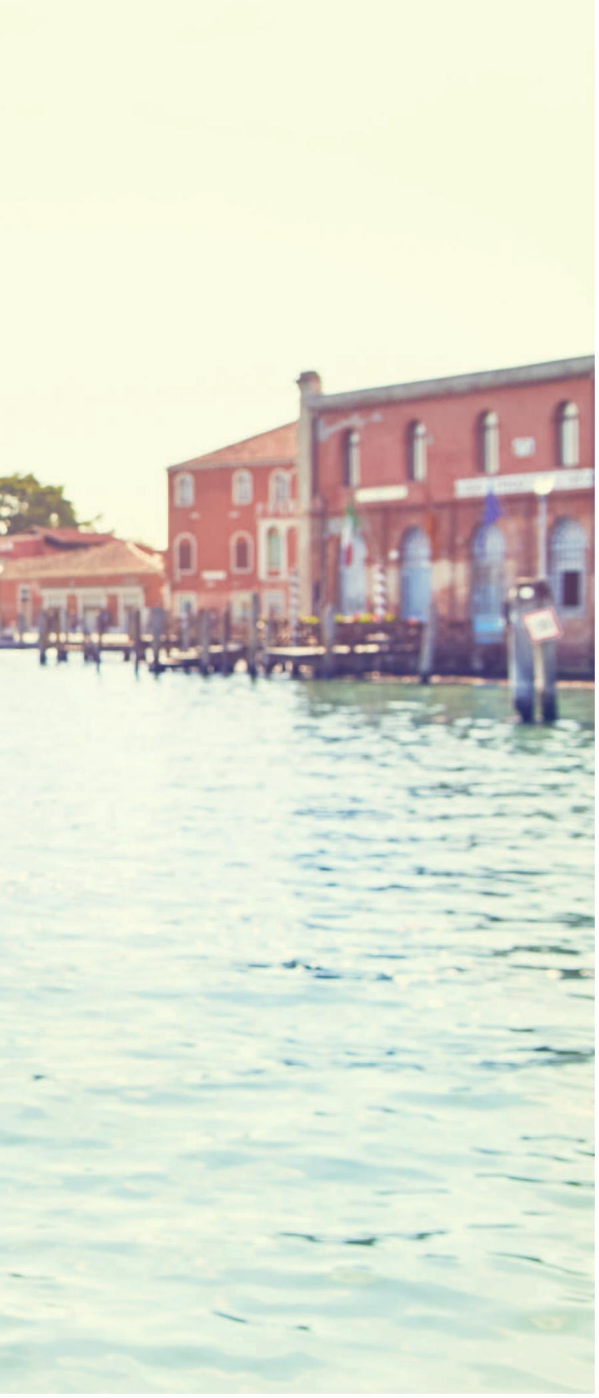
The weeks he spent there over 30 years ago started a lifelong love affair with the place, its people and, most importantly, its food. Since then, it's inspired his first cookbook and restaurant group – both under the POLPO name – and now his latest book, *Venice: Four Seasons of Home Cooking.*

Grounded in the Venetian neighbourhood of Giardini in Castello, which he first visited on that 1986 trip, the cookbook collates 130 recipes from his travels and encounters with locals.

'There was so much to learn

and there was so much about the food in the city, that I kept coming back for more. I suppose this book was the culmination of my fascination with a city that has occupied my imagination for the best part of my adult life,' he tells me passionately.

The culture and history that



Norman so loves of the area means that the book does not read as simply as a recipe book. He has peppered it through with memories, stories and history to ground each dish in his origin. So much so that one of his friends reading the book before publication said: 'It's a cookbook, but it's also anthropology.'

'The introductions to each of the recipes are really important because they do place the recipes in time or in location in terms of geography, or sometimes in terms of feeling,' he explains. 'And I was very fortunate that some of my neighbours when I was living there for 14 months were generous with their recipes and with their ideas and with their thoughts.'

Such as his neighbour who introduced him to a twist on a spaghetti cassopipa recipe, which is made with the last dregs of seafood from fishing boats alongside cinnamon, nutmeg and saffron, influenced by Venice's history on the spice route. 'You inexpertly uncover aspects of Venetian cuisine like that, and that for me is important and that's why the introductions to the recipes and the stories between the chapters are almost as important to me as the food itself,' he adds.

This book was the culmination of my fascination with the city

Food has always held a great fascination for Norman, who began working in the industry by making cocktails at a bar in Covent Garden when he first moved to London. He then began work as a waiter at Joe Allen in Covent Garden, a job he continued on Saturdays while he worked full-time as a teacher after his son was born.

'I remember getting towards the end of my teaching week, as it got to Thursday or Friday, starting to look forward to the weekend as I'd be going to the restaurant, which I really enjoyed and the money was quite good. So after a while I thought who am I kidding?'

He went from full-time at Joe Allen to Conran, Mirror Image Restaurants and then Zuma before what he describes as his 'last proper job' as Operations Director at Caprice Holdings, who run The Ivy, Sexy Fish and other acclaimed restaurants. It was here that he decided to make the plunge and open his own restaurant. And where else would he find inspiration other than Venice?

Alongside his fascination with the food, Norman had also fallen in love with back-street wine bars called bacàri, which served small plates of food, during his trips to the city. He decided to bring these to London in a form that suited the capital's dining style, opening his first restaurant in Soho in 2009 with business partner and close friend Richard Beatty. Now, with five restaurants in London and one in Brighton, the group is thriving with its unique offering.

But while there were rumours of a POLPO in Lewisham a few years ago, the group has yet to set up south of the river where Norman calls home.

He has lived in Blackheath with his family for the last five years. 'What I like about it I suppose is you get the best of both worlds – you're a very short journey into the West End and you also get this real sense of being in a village,' he says. 'And the restaurants aren't too bad either.'

PHOTOS BY JENNY ZARINS

His daughters love Japanese restaurant Kitcho and Sticks'n'Sushi in Greenwich and Norman himself is a big fan of the Buenos Aires Café and GAIL's Bakery in Blackheath.

But has he considered opening a POLPO in south east London? 'Yes, of course we have,' he says emphatically, 'but I'm not sure whether there are enough people to sustain it.'

Well, if the delicious recipes on offer in his latest cookbook are anything to go by, we really hope he can be persuaded… r

Venice Four Seasons of Home Cooking is published by Fig Tree, RRP £26

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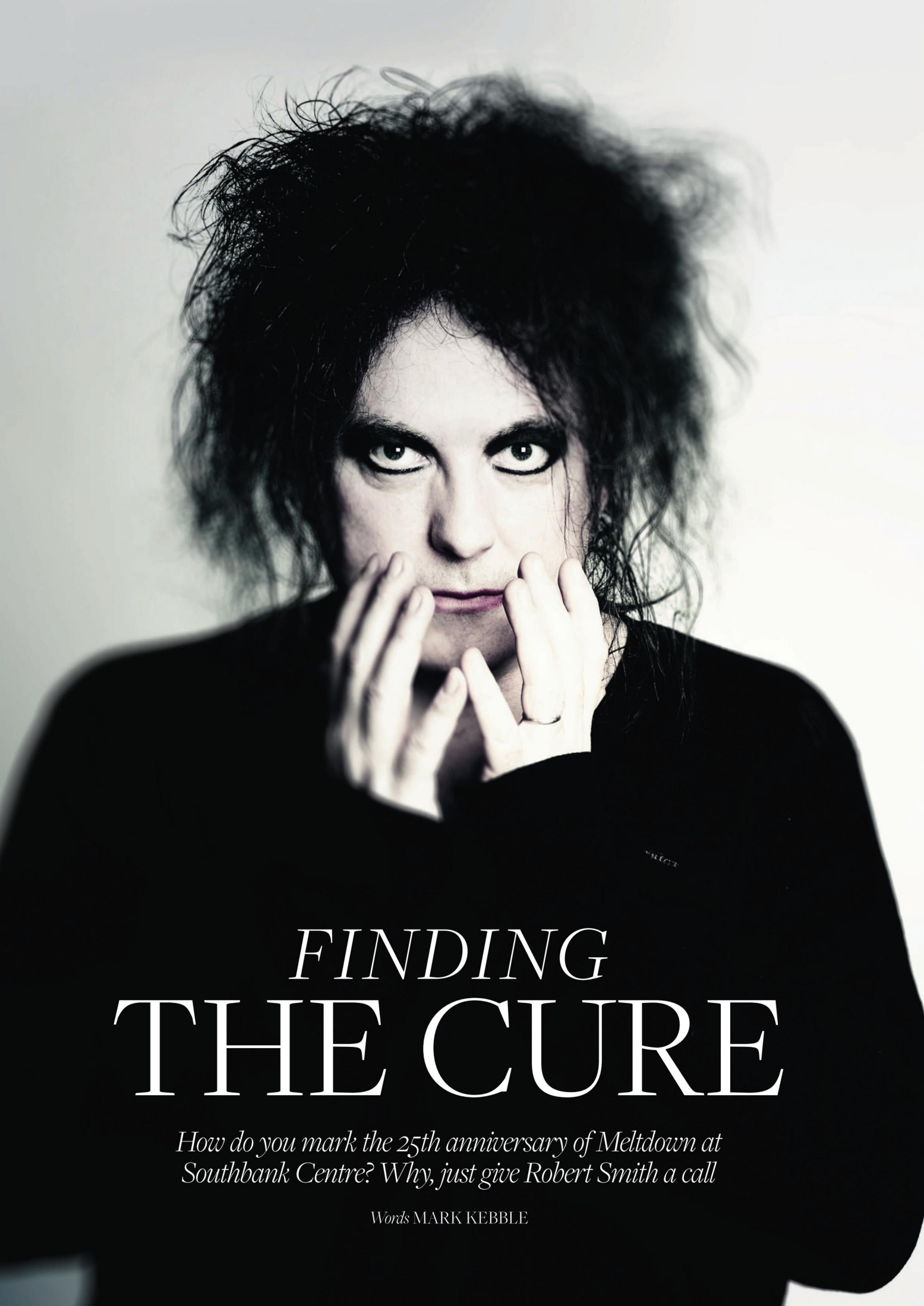

FINDING THE CURE

How do you mark the 25th anniversary of Meltdown at Southbank Centre? Why, just give Robert Smith a call

Words MARK KEBBLE

CLOCKWISE FROM LEFT TO RIGHT: Meltdown curator Robert Smith (photo by Andy Vella); Manic Street Preachers (photo by Alex Lake); Suzanne Vega; The Libertines (photo by Roger Sargent); Southbank Centre's Bengi Unsal (photo by Cesare De Giglio)

As a cultural hub, nowhere beats London when it comes to music. We may not always have the weather to ensure sun drenched outdoor extravaganzas, but the capital leads the way for unique events that attract the cream of the music crop – none more so than Southbank Centre's Meltdown festival, which turns 25 when it opens on 14 June.

'Meltdown is very important not only to Southbank Centre, but also to London's annual music calendar,' nods Southbank Centre's Senior Contemporary Music Programmer, Bengi Unsal. 'Meltdown is widely respected and awaited by fans who look forward to getting into the curator's world, their list of influences and getting a glimpse of them on site. We prepare for it for over six months with a large team of colleagues contributing. The festival is aimed at all music lovers since it brings together the best quality bands across a huge range of genres. Every year is different as it focuses on a different genre according to what the curator wants to present. Last year our curator was the incredible M.I.A – she brought more of an urban, hip-hop, grime feel to the festival. We've had curators from David Bowie to Lee Scratch Perry, so I think we do cater for all. This year, of course, it has more of an alternative and rock edge.'

When you are looking to mark a special anniversary, you can do a lot worse than bringing in the legendary Robert Smith to oversee matters – and I am sure there are many who'd love to see what goes on inside the head of The Cure frontman. 'I was over the moon,' beams Unsal about joining forces with Smith. 'I can't think of many artists who would be appropriate for this special anniversary. Every curator is different. Some are more hands on than others, and Robert knew from day one what he wanted his festival to look like and who he wanted to invite to take part. He wrote personal invitation letters to each band. He is a very hard worker and made my job very easy!'

Between 15-24 June there will be over 50 artists on show, from the more well known names like The Libertines and Suzanne Vega, to more obscure, underground names. As an old school dance man myself, there's something rather thrilling to see stalwarts Eat Static involved in such a festival. 'I am trying to figure out how to see all 57 of them,' Unsal says on her picks. 'I am most excited by the support bands and the gigs in the Purcell Room, which has just been newly refurbished and reopened in April. Also I am excited for the three Concrete Lates we will be programming – the electronic music offering of Meltdown. These are our "proper" late night events, from 10pm-2am, in the Queen Elizabeth Hall Foyer, which has been reopened too as a 1,000 capacity club night venue, something we never had before. This is also where we will present the UK premiere of Liminal, an immersive soundbath were we'll black out the space, invite the audience to lie down and be surrounded by the music by Sigur Ros' Jonsi, Alex Somers and Paul Corley. It's going to be something really special.'

Everything will come to a close on Sunday 24 June with a special show by Robert Smith himself. 'I don't have the details yet,' Unsal insists. 'It is a work in progress, but he will be joined on stage by four "curious friends" as he puts it, so you can follow your imagination.' But there is plenty to enjoy before then and final word has to go to Smith himself: 'I have finally figured out my Meltdown festival psychedelic puzzle and it really is just like heaven. Ten delirious June days at the Southbank Centre await!' r

To see the full line up, visit southbankcentre.co.uk/meltdown

Festival FEVER

With everything from megastar headliners to local authors, there's a festival for every south east Londoner this June

Words FAY WATSON

Field Day has found a new home in Brockwell Park this summer

June seems to have conjured up a festival for just about everyone this year in south east London. Whether you want to enjoy some world class music with a drink in hand, bask in some of our literary heritage or you're just looking for some family-friendly events to occupy the kids in the sun, there are so many options.

One of the most exciting announcements of the festival season is that south east London is to become a hub for music megastars with Brockwell Park taking over as the new home for Field Day and Mighty Hoopla this year. Field Day, celebrating its 12th year in the new location, will feature artists like Charlotte Gainsbourg and Lambeth-born Loyle Carner for the event from 1-2 June. Then on 3 June, Mighty Hoopla will roll into the park with a line-up of artists like B*witched, Gok Wan and Lily Allen to relive some noughties nostalgia.

Fly by Night sees trained pigeons take to the skies of Thamesmead

MAIN PHOTO BY SAMANTHA MILLIGAN; TOP INSET PHOTO BY TOD SELLE, COURTESY CREATIVE TIME

At the same time, Brockley will be the home to a community arts festival across Ladywell, Crofton Park and Honor Oak from 1-9 June. Brockley Max begins with a night of free music at Brockley Station and ends with the Art In The Park family day, based in Hilly Fields. While Penge Festival will take over the south London district for three weeks of fetes, walks and music from 2 June.

Crystal Palace Festival, formerly of Overground Festival fame, has been one of the most highly anticipated June festivals since it began in 2006. However, a move from Westow Park to Crystal Palace Park last year meant that the number of visitors jumped from 7,000 to 28,500. And this year they're expecting up to 35,000 for the main concert on Saturday 16 June.

'Crystal Palace Park has a very long history of fantastic music and gigs and lots of people have played here,' Festival Director Noreen Meehan tells me. 'But it's been quite moribund for quite some time, so we're very excited to be bringing big events and the music back to Crystal Palace Park.'

Alongside the massive concert, the week of 11-17 June will be full of community-run events, including the Attic Arts Club at the Upper Norwood library and an open air cinema at Cooper's Yard. Traditionally a hub for artists, Crystal Palace can also dip into the artistic talent of the five boroughs it intersects with thanks to a number of free events.

Greenwich Book Festival welcomes its fourth year from 15-16 June with a programme featuring Imogen Hemes Gowar, whose novel *The Mermaid and Mrs Hancock* is set in 18th century Blackheath and Dulwich, alongside local authors like Blackheath's Blake Morrison and Herne Hill's Louise Candlish.

The festival is placing a great emphasis on events for children with talks from authors in Woolwich Library, alongside shouldering the cost of Schools Day, where primary school children from across Greenwich attend the festival at no cost to meet authors, illustrators and storytellers.

'I'm a parent myself and I'm very aware of how much joy my children get out of reading and

Mighty Hoopla will be in Brockwell Park, Brixton, this June

Greenwich Book Festival is a great spot for young readers

imaginative play and how much it relaxes them at the end of the day,' Festival Director Patricia Nicol explains. 'But I'm also really realistic about how distracting modern life is to children too. Like us, they're being continually drawn to screens.'

She adds: 'I guess the hope is that maybe someone who was thinking that they'd love to write, might meet an author and be inspired rather than intimidated and see south east London as a fertile patch.'

Over in the borough of Southwark, Camberwell will be home to the Camberwell Arts Festival from 16-24 June, marking their 24th year. Born out of an open studio event run by graduates from Camberwell College of Arts, the event is said to be the longest running visual arts festival in the UK. This year's theme will be 'All's Well', taken from the coat of arms of the district, which was derived from its history of health as a spa area.

'We thought it wrapped up all those themes quite nicely with a tongue-in-cheek sound,' Chair Kelly O'Reilly tells me. 'You can look at how great art is for your health as an opportunity for creative expression and also to discover work by local artists.'

Then 23 June will see Lee celebrating the Manor House Gardens Festival, which has free live music, food, craft and a funfair for youngsters. The month ends with Greenwich + Docklands International Festival, which takes place across Greenwich, Docklands and Tower Hamlets from 21 June until 7 July.

Artistic Director and Founder Bradley Hemmings MBE says: 'One of the things that we do is provide free and accessible outdoor performances in spaces that are around us all of the time, but we may not notice. So we show them in a new light, in the best possible way.'

This will mean plenty of interesting arts events, like the

TOP LEFT PHOTO BY LUKE DYSON; BELOW INSET PHOTO BY ANDREW PORTER PHOTOGRAPHY; BOTTOM PHOTO BY CAROLINA FARUOLO

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French hip hop company Dyptik will perform D-Construction at Greenwich + Docklands International Festival

TOP PHOTO BY MEHDI MEGHARI; RIGHT INSET PHOTO BY LUKE DYSON; BOTTOM LEFT INSET PHOTO BY ANDREW PORTER PHOTOGRAPHY

opening show, *Fly By Night*, which will see 1,500 trained pigeons with LED colours fitted to their legs flying at dusk over Thamesmead.

One of the main aims of the event is to make art as accessible as possible through the un-ticketed and open-air nature of the performances they put on. 'We think it's really important that the audience of the festival should be like the audience of the city we live in,' Hemmings explains. 'Very often when you go to a theatre or concert hall, you'll see a very narrow cross section of the general public attending that and it's not like that at GDIS, we work very hard to make the festival accessible to people from across the area and further afield.'

With all this going on, south east London will be welcoming more than a few culture fans over the course of sunny June to celebrate community, accessibility and, most importantly, to have a bit of fun. ■

Gok Wan will be DJing at Mighty Hoopla this year

Greenwich Book Festival will host lots of local author talks

WHAT'S ON?

1-2 June: Field Day; *fielddayfestivals.com*

1-9 June: Brockley Max; *brockleymax.co.uk*

2-24 June: Penge Festival; *pengefestival.org*

3 June: Mighty Hoopla; *mightyhoopla.com*

11-17 June: Crystal Palace Festival; *crystalpalacefestival.org*

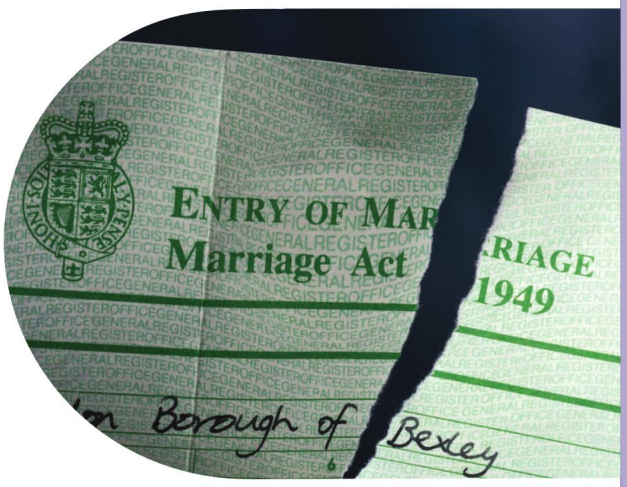
15-16 June: Greenwich Book Festival; *greenwichbookfest.com*

16-24 June: Camberwell Arts Festival; *camberwellarts.org.uk*

21 June-7 July: Greenwich + Docklands International Festival; *festival.org/gdif-2018*

23 June: Manor House Gardens Festival; *facebook.com/manorhousegardensfestival*

Life can be difficult….



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TIME FOR A TIPPLE

With an impressive number of nine Young's Pubs in our area of south east London, don't miss out on this wonderful summer news. On 9 June – World Gin Day – customers can enjoy a complimentary serve of the new Beefeater Pink. With its citrus profile offering a natural, fresh, fruity strawberry note, you can enjoy by downloading the Young's On Tap app to claim. You can enjoy one G&T per person, which will comprise of a single shot of Beefeater Pink and Schweppes tonic (regular or slim). So, gather your friends!

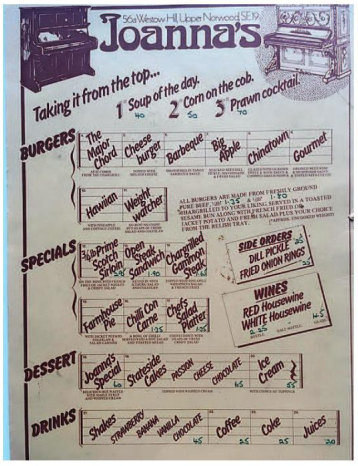
eatlondon

Celebrating the area's finest food & drink

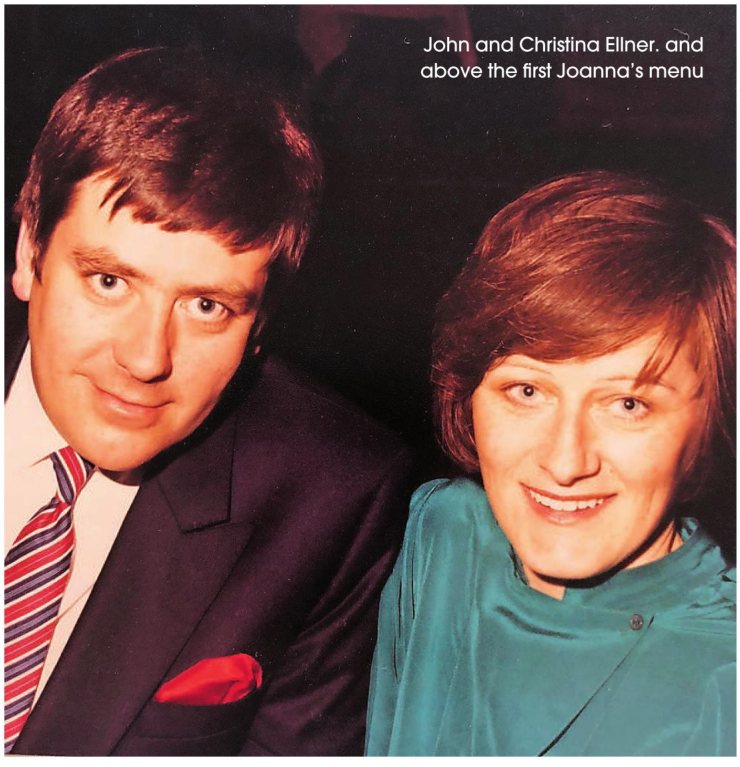
HITTING THE Right Notes

For 40 years Joanna's has wowed Crystal Palace locals and visitors alike, built on the principles of fine food and wonderful hospitality

Words MARK KEBBLE



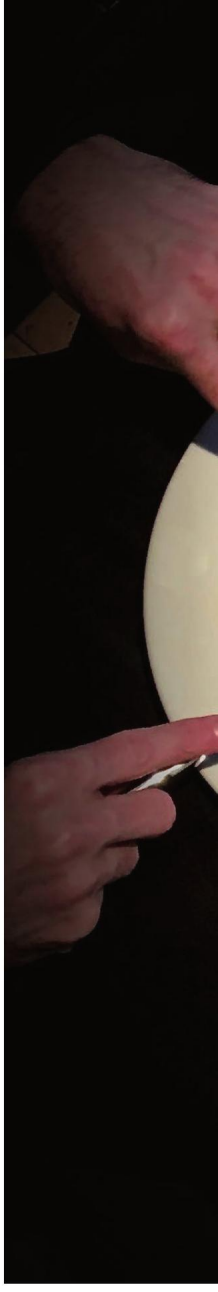
As is so often the case with visionaries, when John and Christina Ellner were busily preparing to open their restaurant Joanna's in Crystal Palace, everybody thought they were crazy. After all, this was in 1978 when Westow Hill was home to a Chinese takeaway, an Indian restaurant and… well, that was it. 'Joanna's was very much the first of its kind in south London,' their son and current owner, William Ellner, takes up the story. 'So much so that while they were setting the restaurant up people would pop in to see what they were doing and tell them they were mad and it would never work!'


John and Christina Ellner. and above the first Joanna's menu

Forty years later and it's those people who seem crazy. The foodie landscape in Crystal Palace is completely different in 2018 – 'It has become quite the dining hot spot with more choice and competition than ever,' Ellner points out – but Joanna's remains a staple of the area, offering high quality dishes, but without any inkling of pretension.

But back to those halcyon days of 1978. 'My parents desperately wanted to work for themselves and get out of the pub game – it was a very different industry back then – so thought a food-led business was the way forward,' Ellner says. 'My father loved all music from Sinatra to Bowie to the Stones, and so they wanted to create a fun and atmospheric environment with a food offering that stood out from the crowd. So the American theme took hold with a menu of burgers and steaks, and someone gave them a piano and from that the restaurant took its name, from the cockney rhyming slang for piano – Joanna.'

The concept was a huge hit, so much so within seven years they had purchased the bakery next door to create the two dining



Dishes that marked their recent 40th anniversary celebrations

rooms that you can see today. During the last four decades, much has happened in London and, in particular, the restaurant scene is one that goes through peaks and troughs, almost hand in hand with the general economy. We have seen plenty of good places come and go, so how has Joanna's cracked the code for longevity? 'Good question!' exclaims Ellner. 'I think it's our ability to adapt and evolve with the times and the people of Crystal Palace, while retaining the atmosphere and warmth at the heart of the restaurant.

We never lose sight of the fact that we are a neighbourhood eatery

'Our menu has naturally moved on from 1978,' he continues about changes that have been made. 'The décor has always stood up well, but the artwork changes from time to time as and when I find pieces that will work. We try to never make big changes as that shocks people, and while we always progress and evolve, we do so in a manner that evokes a feeling from our customers that nothing ever changes… If that makes sense!'

It does and any regular of Joanna's will know exactly what he means. I've visited plenty of times before and, on my recent visit, it was just like meeting up with an old friend. There's a classiness to Joanna's, where service comes first and a little ▸

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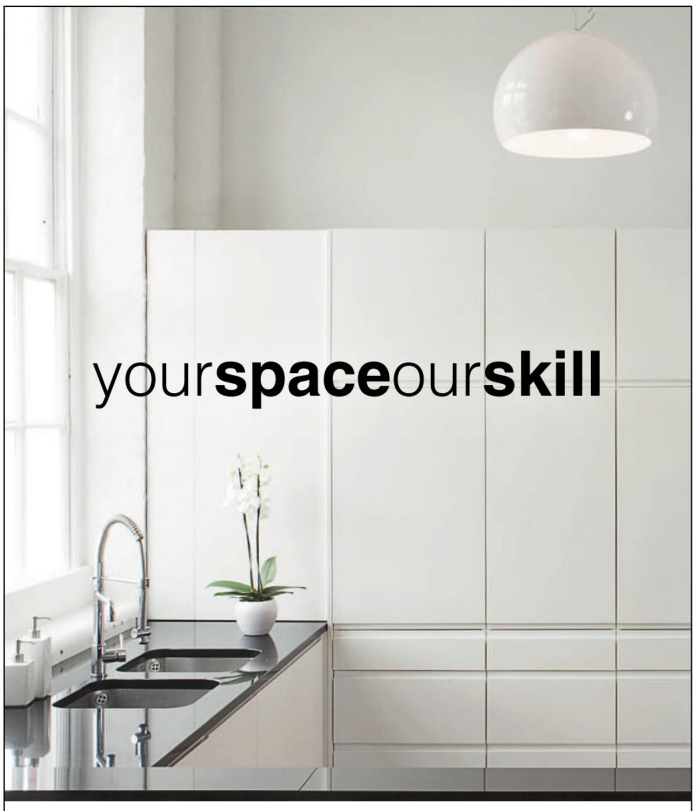

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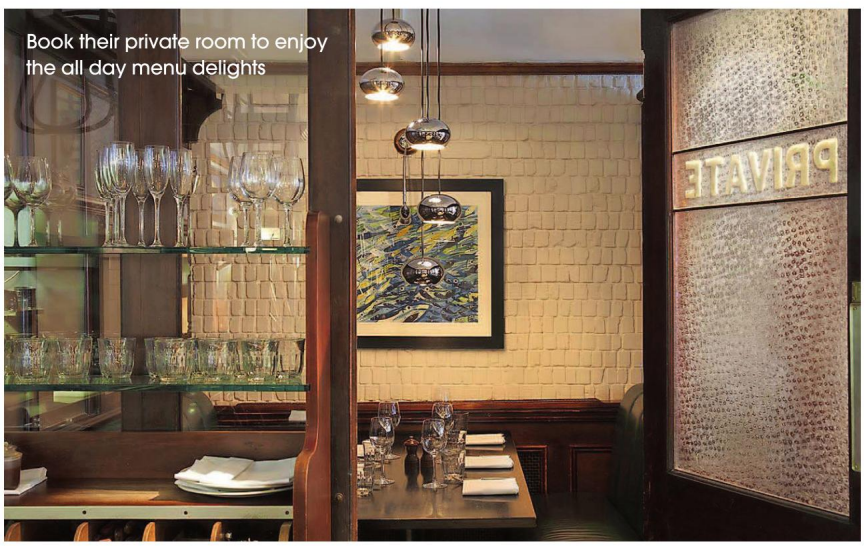
feeling of stepping into another era. Having a cocktail at their stunning bar is a wonderful way to start the evening, setting my guest and I up for what was to come.

Our visit has come off the back of a very successful 40th anniversary menu, with past specials returning such as half rack of baby back ribs, chargrilled fillet steak and banoffee pancake. Tonight it's the well established, and much loved, main menu that's on offer. I always without fail – after enjoying some crackling with apple sauce and padron peppers to start – go for the pork belly ('That's always a favourite,' agrees Ellner), but considering this is a celebratory piece, I just have to plump for the legendary Joanna's burger. 'That's been with us since 1978,' says Ellner with more than a hint of pride. And little wonder: it's a joyous combination of hamburger, smoked bacon, cheddar, club garnish and mayo that I dismantle with messy glee. Joanna's is great, too, for vegetarians, as shown by my guest's fabulous veggie Wellington with curly kale and buttery mash. The desserts here are just as famous and, despite being fit to burst, we couldn't resist sharing some peanut and chocolate brownie sundae, and the chocolate fondant – because, quite clearly, you can never have enough chocolate.



Book their private room to enjoy the all day menu delights

Joanna's is a place where you never feel rushed, despite the fact it is always busy when I have visited. 'We never lose sight of the fact that we are a neighbourhood eatery and terrific hospitality and atmosphere are paramount to our success,' Ellner points out. That crazy idea certainly paid off rather handsomely. r

56 Westow Hill SE19 1RX; 020 8670 4052; joannas.uk.com

PHOTOGRAPHS COURTESY OF JAMES BALSTON

GUY AWFORD

How to add some spice to your summer

Although you can't guarantee the weather for a picnic, you can certainly ensure the food isn't a washout. Spicy, filling and very satisfying, a Jamaican beef patty would certainly lift my mood if the heavens opened.

It's best to make the filling the day before as you need the mix to be cold before you start assembling the patties. The high fat content in the pastry makes it deliciously short, flaky and very easy to work with. If you're not a fan of lard you can replace that with 250 grams of unsalted butter. I add a splash of vinegar to inhibit the development of gluten, which would make the pastry tough.

To make the pastry, sift the flour, baking powder and curry powder into a large mixing bowl. Sprinkle in the salt then add the cold butter and lard and rub it into the flour mix. Once it resembles a fine sand stir in the water and vinegar. Mix lightly to form a dough, then wrap with clingfilm and refrigerate for an hour.

Roll out the pastry to a thickness of 4mm. Cut around a 5-inch plate to give you 6 circles. Place 90g of the filling in the centre and brush one side with a beaten egg. Fold over to make a semi-circle and press with a fork to seal. Chill for 30 minutes and then brush with the beaten egg and bake at 190C for 20 minutes. Remove and cool on a wire rack.

theguildfordarms.co.uk; handmadefood.com

TOP TIP

Sift the flour before you make the pastry dough, as it dramatically improves the texture, creating a much lighter pastry.

Find more recipes by Guy Awford online at theresident.co.uk

JAMAICAN BEEF PATTIES

- **Serves:** 6
- **Preparation time:** 30 minutes
- **Cooking time:** 1 hour

Ingredients

Pastry:
- 500g flour
- 250g unsalted butter – cold & diced very small
- 250g lard – cold & diced very small
- 5 tablespoons curry powder
- ½ teaspoon baking powder
- Pinch salt
- 180ml water
- 20ml white wine vinegar

Filling:
- 500g beef mince
- 1 onion – finely chopped
- 3 spring onions – finely sliced
- 2 cloves garlic – finely chopped
- 1 scotch bonnet – seeds removed & chopped (wear gloves)
- 2 tablespoons chopped thyme
- 2 teaspoons curry powder
- 1.5 teaspoons salt
- 2 teaspoons cracked black pepper
- ½ cup breadcrumbs
- ½ cup water

Method

- Heat a little oil in a large pot and brown the mince over a high heat. Remove the mince.
- Add a little more oil and cook the onions over a low heat with a generous pinch of salt until soft. Add the garlic, scotch bonnet, curry powder and the rest of the salt. Cook out for a few minutes. Add the thyme, pepper and the browned mince.
- Place over a medium heat and add the breadcrumbs and water. Cover and cook for 40 minutes.
- Stir in the spring onions and remove from the heat to cool. Chill before making the patties as above.

EAT: DUDDELL'S

When Duddell's landed in London Bridge at the end of last year, it made quite a splash among the critics with its delicious Cantonese cuisine, especially for those familiar with its Michelin-starred Hong Kong parent.

As the first of the brand to open outside of the Asian territory, it is truly spectacular. Nestled next to The Shard in the Grade II-listed St. Thomas' Church, you can imagine the interiors that such a location provides. Stained glass windows, deep wood-panelled walls and a mezzanine level all make up the design by eminent architecture studio Michaelis Boyd.

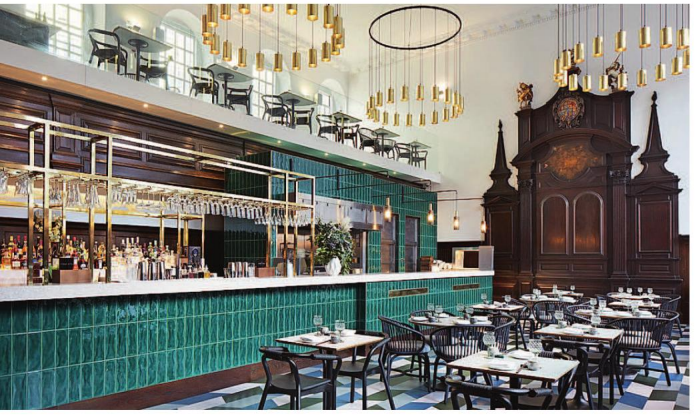
But, while it's impressive enough to make you devout, you're not there for the design. The kitchen, headed up by Chef Daren Liew, offers a selection of chef's recommendations, classic dishes and a dim sum menu for you to peruse. I could probably spend all day praising individual items from the list, whether it be the moreish salt and pepper squid (which I would recommend to share) to the perfectly roasted duck spring rolls (keep these all to yourself). But it was my main of roasted pomegranate chicken that was a highlight of the meal, with its crispy skin forever ruining my expectations of what chicken should taste like. And, as my guest tucked into the smoky and tender Angus ribs, masterfully complemented with a baby peach, we knew there was something special about this meal.

Before you're swept away in the cacophony of flavours, don't forget to try the unique cocktails. The Fah Mulan, made with Nikka from the barrel is a particular highlight.

If you're looking to impress a business client, treat yourself to a meal out with your partner or simply indulge in a distinctive cocktail, Duddell's will fit the mould. But the tables are hot property, so get in there fast – you won't regret it.

9A St. Thomas Street, London SE1 9RY; duddells.co/london

RESIDENT RATING
★★★★★



WORDS: FAY WATSON; DUDDELL'S PHOTO BY ED REEVE; PALADAR PHOTO BY CHARLES TYLER; THE RAILWAY PHOTO BY NIC CRILLY; CROSSTOWN PHOTO BY MAZ MCEWAN; EL PASTOR PHOTO BY SAM ASHTON; POCHO PHOTO BY TIM ATKINS

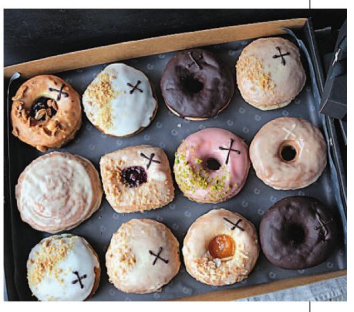
THE QUICK LIST

Don't miss out on some of the hot new openings for this month

Southwark's Paladar has just launched a new series of 'wine dinners' to complement their Latin American dishes. They will take place in Paladar's bodega, which is the semi-private dining room complete with a chef's table offering views of the open kitchen. The next dinner on 28 June will feature the wines of Viña Cobos in Mendoza, Argentina with guest speaker winemaker Andrés Vignoni.
4-5 London Road SE1 6JZ; paladarlondon.com

Blackheath Village's The Railway has recently reopened with a refurbished contemporary look and new menu. The new design has been created to complement the character of the pub, which dates back to the 1800s. Expect brunch, Sunday roasts, and homemade classics, including vegetarian and vegan options alongside craft beer and cocktails.
16 Blackheath Village SE3 9LE; therailwayblackheath.co.uk

Vegan doughnuts are now making a weekly appearance at Brockley Market each Saturday with a new stall from Crosstown. After their recent launch of a vegan doughnut and coffee bar in Marylebone, they'll be showcasing nine of their range at the market, including the Cinnamon Scroll, Peanut Butter Berry and Blood Orange & Pistachio. The company is returning to their roots, having started out as a single market stall back in 2014.
Saturday 10am-2pm; Lewisham College Car Park SE4 1UT



The team behind El Pastor have just opened their new venture, Tortilleria El Pastor, in Druid Street, Bankside. The tortilla factory makes fresh tortillas from scratch available to take away or sit and enjoy at the taco bar. Alongside the delicious food, customers can expect Mexican beers, agua frescas and El Pastor's first batch of its own mescal. Tortilleria El Pastor will seat 26 for Thursday dinner, Friday and Saturday lunch and dinner and Sunday lunch times.
106 Druid Street SE1 2HH; tacoselpastor.co.uk

Canary Wharf's leading street market Street Feast's Giant Robot recently welcomed Pocho, a brand-new street food kitchen from the boys behind Breddos Tacos. The Southern Californian-inspired menu of tacos, sides and sliders is open from Monday to Saturday at Crossrail Place. Pair it with an ice-cold Pacifico beer to feel transported to the sunny climes of California.
Giant Robot, Garden Level, Crossrail Place, Canary Wharf E14 5AR; streetfeast.com

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DESIGN

CREATIVE LUXURY

In the heart of one of south east London's most creative neighbourhoods, Anthology Deptford Foundry development sits on the site of a former metal foundry formed in 1831. Interiors here are beautifully styled by Giacomo Ribolla, one half of the renowned Johnson Ribolla studio. The original foundry was once a thriving centre of design excellence, producing a variety of metal goods from propellors to manhole covers. The design of the new homes have been inspired by this rich industrial history.

See more at anthology.london

URBAN INSPIRATION

Deptford artist, Jessica Childs, is now launching her first homewares collection

Words BETHAN ANDREWS

Jessica Childs is well known – particularly in south east London – for her urban fashion, designs and illustrations, and now, much to the delight of many, she has created a beautiful and colourful homewares collection that she is selling on her online site, Childsdraw. Having loved drawing and being creative from a young age, Childs found a passion for combining graphics and illustration. Her talent has led her to being a firm part of the creative communities in south east London, offering events on her site as well as products.

So how did Childs first find herself in Deptford? 'I grew up in a small coastal town in Portsmouth, so was really drawn to the buzz of London and immediately knew I wanted to stay in the area on a more permanent basis. I love south east London, it's a total melting pot of people and diverse cultures,' she says. 'Compared to where I grew up it's a total sensory overload and has been a huge source of inspiration for my work. I opened my Childsdraw shop in Deptford in 2016, so even though my new shop is in Peckham that is very much where I feel my artistic roots are.'

Childs tells me that, although having launched this new collection, she is an illustrator first and foremost. 'Drawing has always been my biggest passion and it's enabled me to explore a variety of different avenues,' says Childs. 'My style combines traditional drawing with digital design and I like to print onto a variety of materials including prints, clothes and ceramics – and always in limited collections.'

It allows her to get out and about too, something that is fortunate considering how much she loves her local area. 'My creative process is going out with my own camera, taking pictures of whatever strikes me, and using these as a reference and going from there deciding what I can create from them,' she says. 'I like to walk around, or sometimes I'll sit and sketch.'

I wonder how she moved on from being an artist to launching a homewares collection. 'My work is inspired by my urban surroundings and the vibrant communities of London. A lot of illustrators design from their head, whereas for me I very much love and need a subject, be that an area, a building or people,' Childs tells me.

'When Pocket Living launched their development in Deptford, Arklow Road SE14, they approached me to create a limited-edition homewares collection that celebrated the local area and the community its new residents would be joining.' For Childs, then, this was a prime opportunity to combine her artistic talent with her love for the local and surrounding communities. 'I love depicting aspects of London communities and celebrating the everyday life, which is often overlooked and under-appreciated. I love that it is something that I am able to shine a light on with my work. I like to make people feel proud of who they are and where they come from,' she says.

'As part of the Arklow Road SE14 collaboration, Pocket Living offered a donation to a local charity of my choice. I chose the Martha Phoenix Trust, a Deptford based charity that works with young vulnerable women. I love that my work has enabled me to support causes that are important to me, there's nothing better really.'

So what can people expect from the new range of products? 'The collection includes a print, a tray, a mug and two cushion designs and features my signature styles, including palm trees and local buildings, along with original inspiration taken from the Arklow Road SE14 building,' she says. 'As well as reflecting the vibrancy of Deptford, I wanted the collection to appeal to young Londoners and the type of people that Pocket Living make their homes for.'

Although inspired by many different people and things, a main source of inspiration for Childs is Grayson Perry. 'He has always been a favourite of mine. He is often inspired by people and social issues just like myself,' Childs says. 'Starting out as a potter, he realised his loose satirical style worked well across a variety of mediums, not just confining his work to one. I also love how he plays with gender norms within his own appearance.'

My work is inspired by my urban surroundings

It's lovely to hear from Childs that south east London has a good

DIY culture, something that isn't necessarily well known to all. 'The DIY space for London is a pioneer for this,' says Childs. 'It includes a print collective, free meeting spaces for non profits organisations, as well as rehearsal rooms and events ran by volunteers and members. These members volunteer time to run the space and all money raised goes back into the venue. They've helped raise money for local and international causes as well as providing a priority safe space for QTIPOC.'

I feel like you can come away from a chat with Childs and not only feel very inspired by and proud of the local area, but also feel really in the know about new openings, designers and places to see. I wonder where her favourite design shops are in the area. 'South east London is a very creative area of London,' she says. 'One of the few places in south east London where you can still find a hub of local independent designer shops is Holdrons Arcade where I've just moved the Childsdraw store. There's Tens studio who design and make unisex shirts and trousers, and Done who design screen printed t-shirts.'

Fancy something to brighten up your home this summer? You know where to head to find the perfect product with a lovely link to your local community. r

To find out more about Arklow Road SE14 visit arklowroadSE14.com; childsdraw.com

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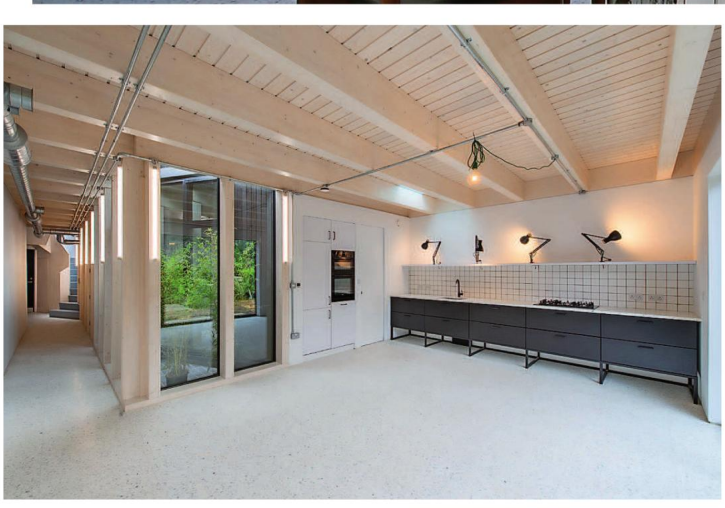
PLOT A DESIGN

Studio BAM had to reconfigure and scheme for this Forest Hill project

Words HANNAH LAWRENCE



PHOTOS BY STUDIO BAM/ TOM BOROWIECKI AND ROCKY MARCHANT

When Studio BAM took on a brief from Julia Jude and her daughter Elyse to design a new build in their garden, they were presented with a bit of a challenge. With the access at the front being about 1.8m wide the team had to figure out how to get a front door and staircase side by side in the bottle neck.

But it wasn't that Julia and Elyse were short of space: beyond the entrance the site opened out to seven metres, giving the team more width to play with than your average house. As Tom Borowiecki explains, it was simply that the pair lived on a corner that wasn't a right angle. 'The triangular site is a quirk of the historic Victorian street layout,' he explains.

Borowiecki and his co-owner of BAM Rocky Marchant decided to embrace the triangle coming up with a structure centered on an internal triangular courtyard. 'Courtyard gardens are wonderful things,' Borowiecki tells me.

'Really the whole design hinged on the courtyard garden because it's a triangular plot, but by making a triangular hole in the middle you can then have a series of rectangular rooms and rectangular rooms are a much more efficient use of space. There's a reason virtually every room is rectangular. Humans are four sided objects fundamentally and furniture is square by and large, so if you are on a constrained site rectangular rooms are much more useful.'

Having worked around the complicated end of terrace plot dictated to them by Victorian building design, Borowiecki and Marchant were careful not to let their new build imitate its historic neighbour.

'There's a real danger with pastiche in design,' Borowiecki explains. 'Generally things can look like they lack confidence.'

In fact, he is adamant that buildings are of their time and should look that way. 'Something built today should look like it was built today and that's how the Victorians built and the Georgians before them all built in their distinct styles that we have come to appreciate for their unique qualities,' he says. 'It's a real dead end in modern building pretending to be Victorian or Georgian. It just belies a lack of confidence.'

To avoid this pastiche and the resulting dead end that Borowiecki describes, the studio use a rule of thumb. 'If you're proposing something in new materials you should be sympathetic in physical form and visa versa,' Borowiecki explains. In practice, he explains, this means that if you were designing something really structurally wacky you could use Victorian materials without it looking like a bad imitation of an established style.

In this case Borowiecki and Marchant did it the other way around. They used modern materials to support a structural design that paid homage to the Victorian host property on the site.

'The proportion of the front elevation is based on the bay windows that run up Lutwych Road and by mimicking that rhythm down the street and going for a material that acts as a counter point to the Victorian it dips its hat to its neighours without looking like its mimicking them,' he says.

The team also contrasted the internal and external appearance of the house with the 'austere' and 'mysterious' external façade opening up to a much more muted internal palette of white wash timber and things with inherent texture to create a relaxing space. But even with the tricky spatial issues of the plot having been figured out, there were still a few challenges along the way. Several big trees along the boundary of the plot and a Thames Water sewer meant the ground works proved to be a bit of a challenge, but having done their design work thoroughly meant it wasn't a challenge they could not overcome.

Something that was built today should look like it was built today

Thorough design work and a good relationship between Borowiecki, Marchant and Julia and Elyse were the two keys to the new build's success. 'The clients were really open-minded, which was really refreshing,' Borowiecki explains. 'The quality of the relationship between the design team and the client is really key to getting anything that performs as well as you want. They were up for most of the things we suggested, and were open minded and cultured people.'

And Borowiecki is frank in admitting they were lucky Julia and Elyse decided to take a punt on a studio as young as Studio BAM were in 2014 when they hired them for the project. 'We were quite lucky that they trusted us really, a relatively inexperienced practice. They went with us on a hunch I think.'

Borowiecki also thinks of Studio BAM's luck that they've been able to take on so many new build projects, which can sometimes be a rarity for architects in London's dense housing market. Right now, the team are working on an exciting project for a local youth charity who have a campus in Nunhead. There the studio are helping turn spare land on the campus into a small block of flats and a new build house that the charity will rent out to give them a rolling endowment.

And no doubt, as with their previous project, the studio will be keen to work closely with their clients to really get to the bottom of what they want from the project. As Borowiecki explains: 'We really interrogate briefs because clients come to you with what they think they want and you kind of interpret that and ask questions. It's an ongoing relationship, but it is ultimately theirs and it should reflect their desires.' r

studio-bam.com

AL FRESCO LIVING

If you have plenty of space, make the most of it by dividing up your garden into different zones for relaxing, eating, entertaining and playing, as Harrington Porter did with this multi-use family garden. The design includes remote control lighting and a gas fire pit.

Garden projects, from £20,000, harringtonporterdesign.com

IT'S GREAT OUTDOORS

Check out these creations by some of the capital's best garden designers for inspiration for your own outdoor space

Story KARA O'REILLY

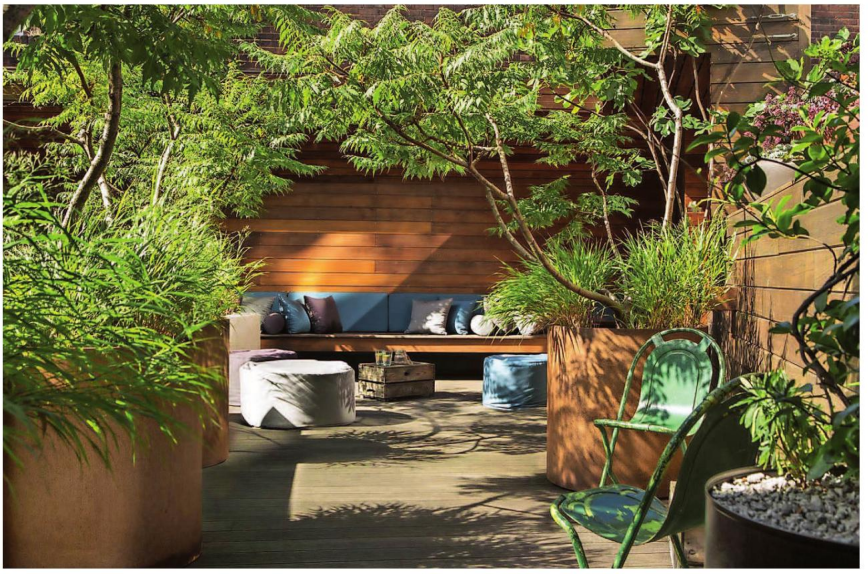


PHOTO: MISCHA HALLER

Pot luck

Adolfo Harrison chose to clad this secluded courtyard garden in Western Red Cedar – picking up the tones of the wood in the over-scaled containers made from Corten steel. These are large enough to support these attractive large shrubs (Stag's horn sumach) with an under planting of Bunchgrass.

Garden projects, from £35,000, adolfoharrison.com

FIRE PLACE

Creating a focal point around which you build a garden design is key. This can take the form of a sculpture, water feature, dramatic plant, or, as here, an outdoor fireplace. The benefit of choosing the latter is that it allows you to create a chic outdoor sitting room in a city garden.

Bonfire made-to-measure outdoor fireplace, from £3,660, bd-designs.co.uk

Squaring up

This stunning symmetrical design by Peter Reader and Belderbos Landscapes uses hard landscaping, a contemporary water feature and generous beds filled with meadow-style planting to break up a standard rectangular garden into a series of attractive pockets – appealing to both people and wildlife.

Garden projects, from £18,000, belderbos.co.uk

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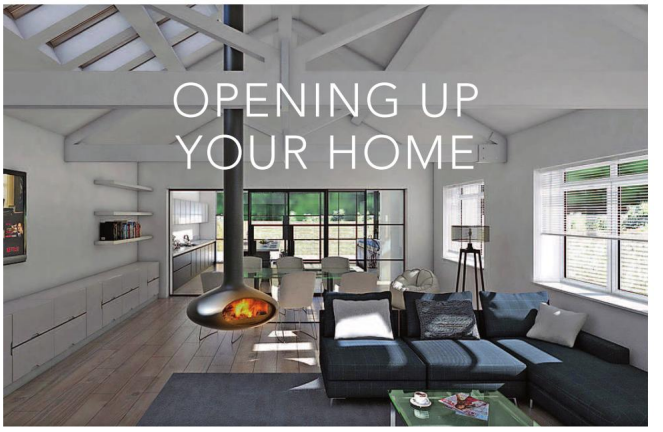

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SOUTH CIRCULAR

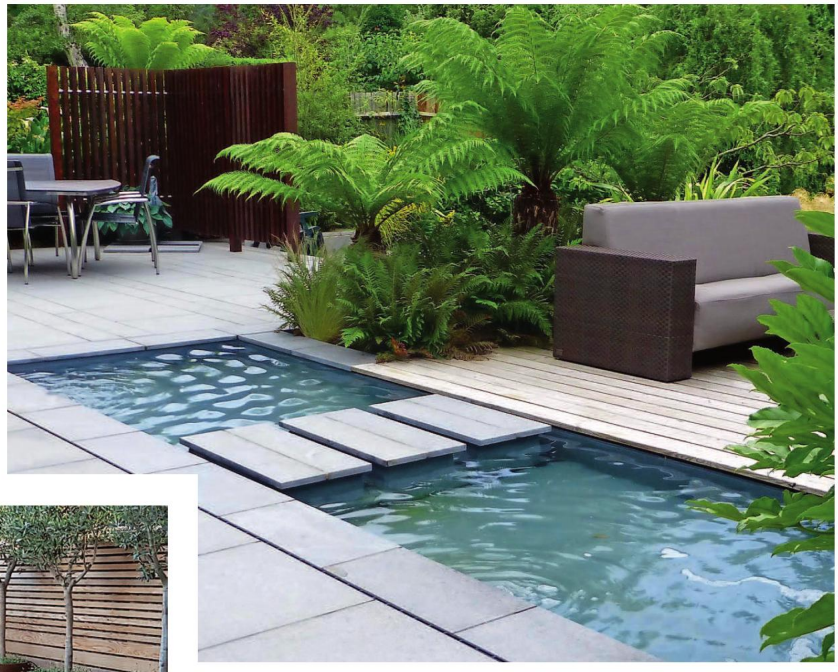
In this Blackheath garden, designer Catherine Clancy has chosen a circular motif to give her design coherence and interest. Circles of hardwood decking are outlined with contrasting paving, while sweeping, curved raised beds continue the theme.

Garden projects, from £15,000, catherineclancy.com

Chic courtyard

This clever design by Tony Woods of Garden Club London shows how to make the most of even the tiniest outdoor space. A judicious edit of easy-care plants arranged in practical containers and slim beds adds the all-important green element. While hard landscaping using varied materials in a tonal palette of natural browns, such as the Corten panel and cedar fence, adds textural interest.

Garden projects, from £25,000, gardenclublondon.co.uk



TROPICAL TERRACE

Denise Cadwallader selected hardy tree ferns to give evergreen structure to the planting scheme for this contemporary terrace. An attractive pool adds to the sense of a lush oasis.

Garden projects, from £2,000, garden-arts.com

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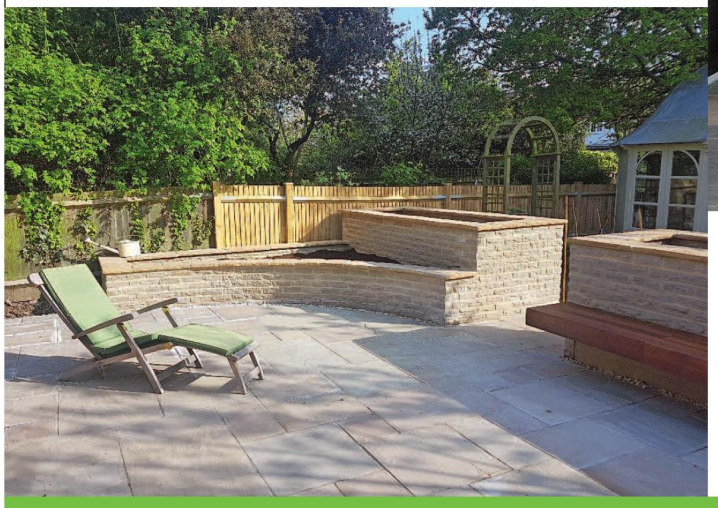

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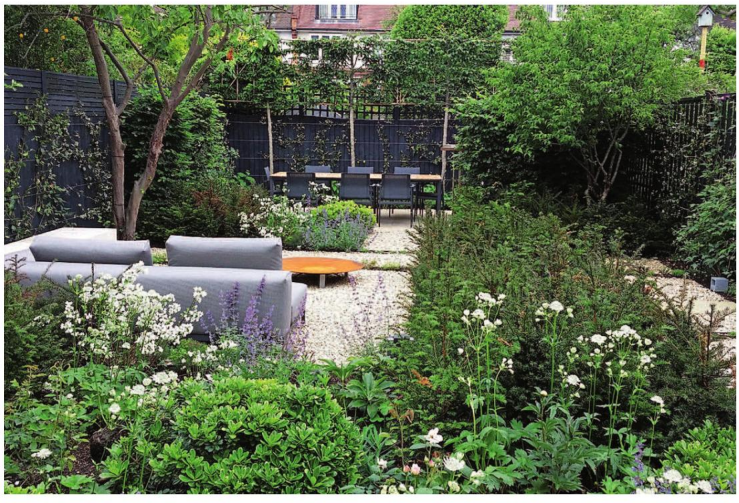
GOING GREEN

Box balls and topiary red robins echo the theme of inter-linking circular structures that Kate Gould introduced into this garden with her choice of paving, camomile lawns and neatly clipped box hedging. Generous deep borders allow for mixed herbaceous planting that gives interest year-round.
Garden projects, prices on request, kategouldgardens.com

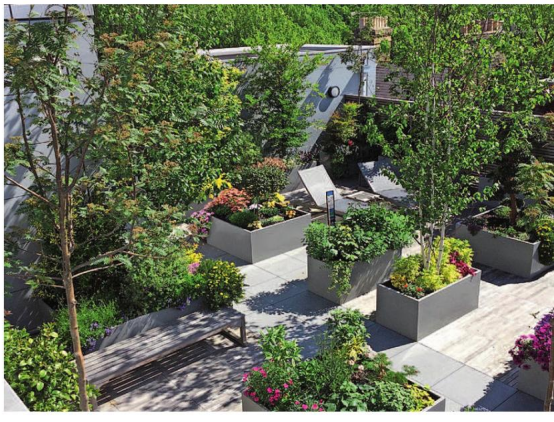


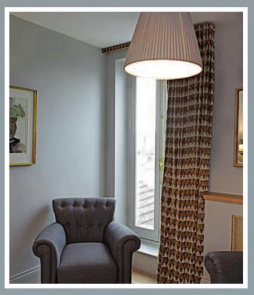
Planting plan

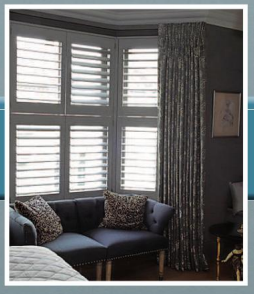
Sometimes a lawn is more trouble than it's worth in a city garden but, as this stunning design by Charlotte Rowe demonstrates, if you focus instead on the planting, you can end up with a luscious, green space anyway. Choose an edited colour palette – here, silvers, whites and purples – to give coherence to your plant choices.
Garden projects, from £50,000, charlotterowe.com

Building blocks

This exciting roof terrace by Modular shows just how far you can take a design based on container gardening. The benefits of planting in containers means you can create mini eco-systems to suit different plants' needs, allowing for more flexibility in your choice of plants. They are also an effective way to screen or demarcate different areas, plus can also be moved around if needed.
Garden projects, from £450 per sq m, modular.london







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This month's Resident magazine is full of inspiring ideas to welcome summer into your styling. Here are a few highlights - great value, stylish and bang on trend. Everything you'd expect from your Resident recommendations. It's so easy to *make it yours!*

Miniature French-inspired natural woven basket with pom pom styling

Cactus salt and pepper shakers - fun tableware for your summer dining

Liz Earle's cult beauty product in a special limited edition

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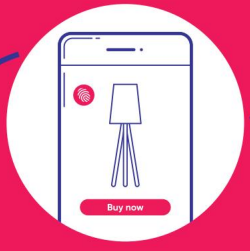

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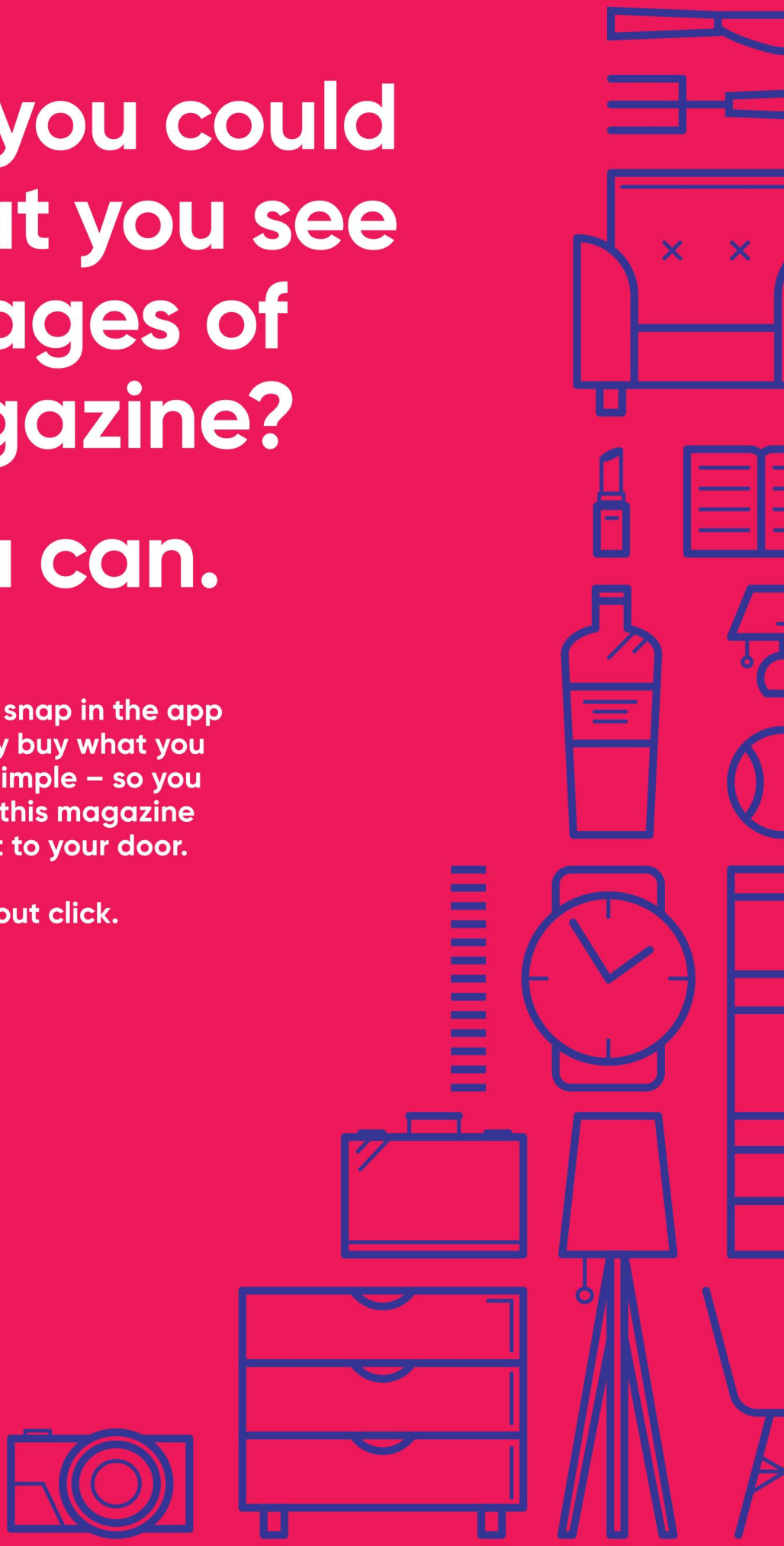

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VIVA MEXICANA

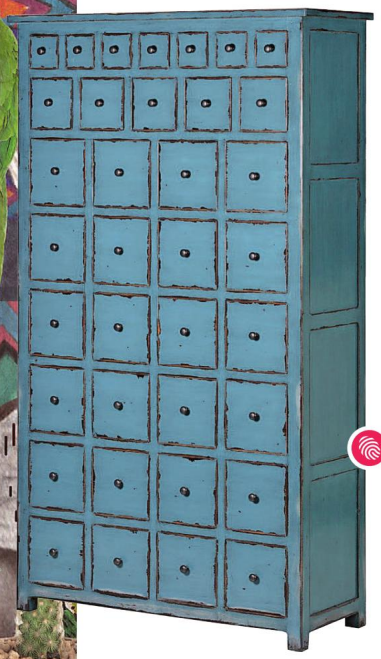
Be inspired by the V&A's blockbuster exhibition on Frida Kahlo to bring some Central American style into your home

Story KARA O'REILLY

Razzle pouffe, £130, frenchbedroom company.co.uk

Keswick mottled enamel water pitcher, £28, gardentrading.co.uk

Saguaro cactus set of six stacking glasses by Maiden, £48, trouva.com



Distressed 36-drawer wooden cabinet, £1,468, outthereinteriors.com

Calavera Huichol Mexican skull, £165, rume.co.uk

Frida print by Kris Tate, from £19.95, eastendprints.co.uk

Bohemian hammock, £119, cuckooland.com

Pompom lampshade in Folklorico skulls, £38, lovefrankie.com

Boho large cups, £4.50 for 12, talkingtables.co.uk

Raffia plate, £35, postcardshome.co.uk

Embroidered sofa, £1,799, iansnow.com

Cactus salt and pepper pots by Klevering, £17.50, printerandtailor.com

Jambi garden lounge chair, £195, habitat.co.uk

Kaleb easy-fit pendant, £118, darlighting.co.uk

Shyrdak Rug (no 1850), £1,550, feltrugs.co.uk

Mexicana cushion, £39, grahamandgreen.co.uk

Sugar skull cushion by George Home, £6, asda.com

Pajaki hanging decoration, £75, rajtentclub.com

Retro chic cotton wall hanging, £30, bhs.com

Mariachi candle holder, £22, okla.co.uk

Frida Kahlo bamboo curtain, £75, okla.co.uk

Jardin Suspendu woven plant stands, £696 for set of 4, moroso.it

Storage basket, £85, V&A shop (vam.ac.uk)

A by Amara Galley throw, £90, amara.com

Reina de Mexico tin niche, £78, milagros.co.uk

Fiesta food cover, £6, sainsburys.co.uk

House by John Lewis Salsa outdoor table, £79, johnlewis.com

Frida Kahlo stainless-steel mug, £16.99, iansnow.com

Recycled painted tin can, from £14.50, re-foundobjects.com

Frida Kahlo ceramic pot, £35, plumo.com

Corona tray, £15, otomi.co.uk

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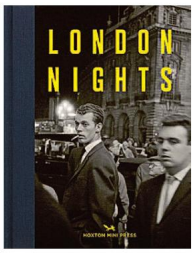
HOMES INSIDER

Kara O'Reilly rounds up the latest in interiors

KARA'S *choice*

On the town

London Nights, the latest imprint from Hoxton Mini Press, is the epitome of the type of book you want to grace your coffee table. It's a beautiful volume of night-time images of London taken from the late Victorian period through to the present day. From nightlife reportage to architectural shots, the images are so evocative, I am seriously tempted to break up a volume and frame a selection of them to create an 'homage to London' picture wall. It accompanies an exhibition at The Museum of London (running until 11 November).



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Person of interest

RHONDA DRAKEFORD

Rhonda Drakeford co-founded Darkroom as a boutique shopping destination back in 2009 and it quickly became a key player on London's contemporary design scene. Last year she reinvented the business as an e-tailer to focus on her own-brand designs and collaborations with other specialists in their fields. Influenced by key modernist design movements such as Bauhaus, De Stijl and Memphis, her bold, graphic designs feature block colour and block prints, on products as diverse as tiles, planters and kitchen textiles. Her distinctive aesthetic has gained her a cult following and her latest project is Vitti, a range of seven pieces with Made.com – snap it up before it sells out.

Play Pot planters, £90 each, darkroomlondon.com.
Vitti collection, from £15 for a cushion, made.com

HOT OFF THE PRESS

Pattern queen

The Fashion and Textile Museum is one of those lovely specialist museums that London excels at. Its exhibition for the summer months is a celebration of the work of Orla Kiely – the designer who has been putting her distinctive spin on 1960s- and 1970s-influenced prints for more than 20 years. While she began her career designing handbags, over the years her empire has expanded to encompass all areas of fashion, as well as her hugely popular ranges of home essentials, including kitchenalia, textiles and wallpaper. Take a look, be inspired and while you are there, pick up some limited-edition pieces in the brilliant shop. Opens 25 May (ftmlondon.org).

See her current collection at orlakiely.com. Early bird cushion, £35; Retro flower 1L storage jar, £25, both johnlewis.com

Mini Trend
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Large framed tropical print, £95, frenchconnection.com

Tropical leaf melamine tray, £14.95, audenza.com

Jungle leaf hooks, £85, grahamandgreen.co.uk

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Dream CATCHERS

Inside the new Greenwich lifestyle store founded by two men intent on following and chasing their dreams

Words HANNAH LAWRENCE

When Scott Blumsom and his business partner Driss Ziani bought a VR campervan, their dream was to travel the world running their interiors business, Tailor and Forge, from the back of the van in whichever city they set up camp. But the 'grand dream', as Blumsom describes it, has hit a bit of a hitch since their online site became a bricks and mortar reality with the opening of their premises in Greenwich Market back in February.

The pair, who had always worked in design and interiors, felt they needed to give customers the chance to see their products in the flesh and so they set up a small pop-up next to the market last

November. Five months later they're getting settled into their permanent premises while the VR is firmly parked up on the drive.

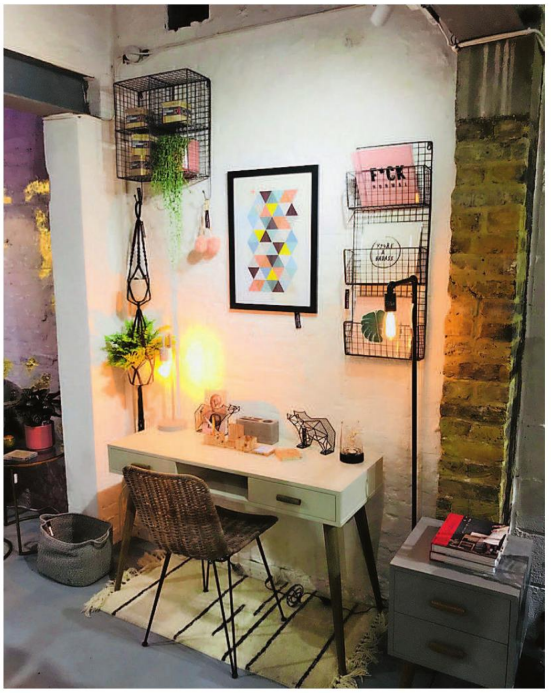
Tailor and Forge offers customers 'curated' interiors. This means Blumsom and Ziani spend a lot of time researching the main trends across fashion and interior design before taking their own interpretations of those trends to designers and makers to see how they can replicate them in store. They cover a range of categories from body and bath to homeware and the store aims to be a destination shop where customers can get everything they need for their home.

This level of curation requires Blumsom and Ziani to be constantly on top of industry reports and what the big fashion houses are up to as well as what is taking off on social media. They also work closely with suppliers to ensure their products are ethically made and sourced and a number of their products are organic or vegan.

As Blumsom explains: 'We think it is really important that quality and sustainability is part of our product as far as we can get it and it's ethically sourced because then it's fairer to the communities that it's being purchased from. Also there is a market need for that – consumers expect that as a standard and rightly so.'

With the store continually changing in both layout and stock, Blumsom and Ziani are also keen to get feedback from customers and incorporate that into their decision making. 'We're very open to customer ideas as well so we've had a few people come in and say "oh do you stock this?" or "can you order that?" and the answer usually is yes.'

With the pair carefully selecting each piece in the store's collection do they ever disagree? Yes, is the short answer. As Blumsom jokingly tells me: 'Ironically I'm usually the one that says we're not buying that, but Driss will usually win the argument and nine times out of ten it'll go very quickly and he



does the whole "I told you so" thing.'

But on a serious note he explains: 'We just compromise, meet in the middle, rather than going crazy and ordering 100 of something.' At the moment, Ziani is loving their selection of mini pineapple stems, which are made from real pineapple. 'They're the cutest thing,' he tells me.

So with the world – and a campervan – at their feet what made them choose Greenwich for their first physical store? 'It's obviously a world heritage site and there's a big tourist industry and a strong local community,' Blumsom explains, 'but for us we were really keen to find a location that had a proper village community feel, which has a genuine vibe.'

He goes on to gush about how 'fab' Greenwich Market is. 'It's a very different market to many others in London,' he says. 'Borough Market is known for its food and wine, Spitalfields is a bit more eclectic but borderline very trendy, whereas Greenwich has retained its roots, it's very arts and designer-maker led and also it has a fantastic food market so it has a big draw both in London and internationally.'

So with that VR still parked up waiting to be taken for a spin, do the pair have future plans? 'It's going to really contradict my dream story at the start,' Blumsom begins, 'but we would like to get a second store.' It looks like that VR could be staying put for a bit longer then.

In fact, Blumsom and Ziani are looking at Hampstead for their next opening. 'It's got the same vibe,' he explains. 'You feel like you're not in London when you're there. You've got the history and the prestige of it, but also that real community vibe which for us is what we're all about. We love meeting new people and getting involved in the local community.'

Still, as Blumsom explains, he's young and there's still time to use that campervan yet. r

tailorandforge.com

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Square Gucci, *£225, coggles.com*

SLEEVE NOTES

Jacques Vert has pulled together a collection of wearable occasionwear and smart separates this season that are well worth taking a look at. There's something in the collection that should suit everyone, from a full length beaded sleeveless gown to a cool trouser and top combo. They've also given some thought to the summer sleeve dilemma: for those who don't like showing their arms there are chiffon sleeves, slit sleeves, short ruffled sleeves and co-ordinating cover ups like this long jacket, £199, worn with an embellished dress, £229. jacques-vert.co.uk

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BAG THIS

Vintage cravats and British Art Deco architectural details are just a couple of the influences cited by designer Otis Batterbee. Could we be straying elegantly into Bertie Wooster territory? Certainly the Art Deco influence is apparent in these handsome make-up bags from the new collection launched recently at John Lewis.

Batterbee's quest to kit us out with the finest accessories for travel and everyday life has led to a collection of make-up bags and vanity cases. The signature wash bags have already won legions of fans, including Bryan Ferry and Florence Welch (both known for their inimitable style).

Pictured are Downshire Black Deco bags, priced from £20, johnlewis.com

RUBY SLIPPERS

Just what you need to get you somewhere over the rainbow: ruby slippers. These are from the new, rather gorgeous range from Mint Velvet, featuring flats, espadrilles and these fringed heels. They'll look great with your cotton sundress and fabulous with black and white. You'll wear them at weddings, garden parties and the races, and they're sure to cheer you up on dull days.

Sara heels, £139, mintvelvet.co.uk

WORDS: JANET REEDER

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FEELING SLEEPY...

If it wasn't enough being sleep-deprived, we are now being told that those of us who don't regularly get seven or eight hours are risking our health. Something else to keep us awake at night. I'm rather sceptical of sleep cures, but I have found Neom's Perfect Night's Sleep Face Oil to be surprisingly effective. First you do a little deep breathing, inhaling the delicious fragrance of this vitamin packed almond oil, then you pat it over your face and sink back and relax. Obviously, I can't claim that this would work for everybody, but if you buy it and it doesn't work, at least your skin can reap the benefits of a face oil that not only feels luxurious, but smells delicious too.
£42, neomorganics.com

FLOWER POWER

Summer is embodied in Jo Malone's gorgeous new Jasmine Sambac and Marigold Cologne Intense. Jasmin Sambac is the most precious jasmine of all and combined with vibrant marigold and exotic ylang ylang, enveloped by the warmth of vanilla and amber, it's totally entrancing.
100ml Cologne, £115, jomalone.com

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Prebiotic Gallinée Cleansing bar, £9.50, *gallinee.com*

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White Caviar Crème Extraordinaire is the uber luxurious new product from skincare pioneers La Prairie. The research that has gone into its production is amazing. Over 50,000 ingredients have been screened and Lumidose has been created to not only illuminate the skin, but does what no other cream has managed so far and that is banish brown spots. A single dose twice a day is all that is required and if you are a La Prairie devotee you can apply it over your White Caviar Illuminating Clarifying lotion, White Caviar Illuminating Pearl Infusion and Illuminating Eye Cream for optimum effect.
La Prairie White Caviar Crème Extraordinaire, £519, laprairie.co.uk

WORDS: JANET REEDER

PROVENÇAL *Life*

From a glass of sun-soaked rosé to a game of pétanque in the garden, discover why life is that bit better in Provence...

Words FAY WATSON

Sitting on my private terrace in Provence, looking over the Mount Ventoux, rolling vineyards and olive groves, I couldn't help but feel inspired by the landscape and feeling of tranquillity it eludes. It is obvious why so many painters, artists and novelists have all been bewitched by the region over the years.

Situated in the south east of France, Provence is known for its lavender, wine and sun, and as we headed an hour north of Marseille Airport to the small commune of Crillon le Brave, it's clear it has this in abundance.

Our drive led us up to the hilly village, which can trace its history right back to the Roman era. Despite suffering decline in the world wars, since the 1970s the area has been built up and placed back on the map, thanks in no small part to the hilltop escape of Hotel Crillon le Brave.

The luxurious hotel has taken over a number of houses in the commune since 1989, refurbishing, redesigning and injecting some luxury into them. Now, made up of 36 rooms in eight buildings, most of which used to be family homes, the hotel is truly at the heart of the village.

And that heart lives on in the buildings. My room in Maison Soudain, named after the village painter Marc Soudain, was slightly tucked away from the rest of the hotel. Designed to retain the history of its features, the 'room' was actually split over three with a living room full of cultural books and antique plates, a beautiful modern bathroom with a freestanding bath, and a double bedroom, containing one of the most comfortable beds I have ever laid my head on.

But, as I alluded to earlier, the *pièce de résistance* was the small private terrace where you could look over the whole region. And waking up each morning to such a sight seems well worth an investment in a mountain-view.

Part of the charm of the hotel being built around the existing village structure is how quintessentially in keeping with village life it feels, which we indulged in as we played a game of

BOTTOM LEFT PHOTO BY IRIS LE GARS; OTHER PHOTOS BY CAMILLE MOIRENC

pétanque into the balmy twilight hours of our first night. While my team was robbed of our initial winning streak (I'm still not ready to talk about it), wiling away the hours enjoying a cold glass of Pastis, you can feel any residual stress of the week streaming off you.

Another of the many things that the region is most famous for is its cycling routes, notably the steep climb of Mount Ventoux, which is notorious amongst Tour de France enthusiasts. I must admit we didn't attempt the mountainous climb during our short stay, but our cycle to the nearby quarry for a picnic did lead to some shaky legs.

And the physical activity makes a great excuse to sample the hotel's luxurious spa treatments at the Spa des Écuries. Set up in a former stable, it offers a selection of rustic rooms with heated massage beds where I was lucky enough to sample one of the newest treatments of a bespoke massage.

The food during our stay was absolutely glorious. On our first night we were treated to the fare from the Bistrot 40K, where all the ingredients are sourced from within 40 kilometres of Crillon le Brave. On the final night we tasted the upmarket dining option of Restaurant Jérôme Blanchet, with a *Menu de Saison* of starter, main, cheese and dessert, which is hard to pick a favourite from (although as a self-confessed cheese-o-holic, choosing a selection from a tray as big as our table was a memorable moment).

Of course, when you think of Provence, you'd be lying if you weren't thinking about wine (or is that just me?). The staff at the hotel really know their *vin* so you'd do well to take advantage of the fantastic wine tasting class with the knowledgeable Benoit, who is full of stories behind the beverages.

If what you're itching for is to explore the area, within an hour of the hotel by car is the nearby L'Isle-sur-la-Sorgue market, where we finished our trip. Known across Europe for its antiques stalls woven among the streets and streams of the town, it is well worth a visit if you have the chance.

Hotel Crillon le Brave is the perfect spot for couples on a romantic escape, just as it is for cyclists looking for a bit of luxury after their gruelling descents.

From that first sip of rosé, the stress of London will fall off your shoulders

So if an escape from reality is what you're after, then I'd almost guarantee that from that first sip of rosé, the stress of London will fall off your shoulders in no time.

crillonlebrave.com

TRIP NOTES

Nightly rates at Crillon le Brave are available from €340/£300 per room per night for two people sharing a classic room, including breakfast.

ON YOUR BIKE

Penge Cycle Club is encouraging everyone to get on their bikes this June for the annual Tour de Penge

Words FAY WATSON

With the yellow jersey of July's Tour de France just about in sight, the frequency of fluorescent Lycra and helmet hair has become a more common sight on the morning commute. But while many are hopping on their bikes this summer, the prospect of cycling in the capital remains a daunting one for many people.

Tour de Penge, France's only slightly less glamorous south east London equivalent, is one of the few events that truly aims to help people discover the joys of cycling.

Run by Penge Cycle Club, the 16 mile ride from Penge into Greenwich (and back again) is a wonderful family-friendly event. As they reach their 12th year, the club is encouraging young and old to join in the free cycle ride on Sunday 10 June.

'It's a great event for giving people an insight into cycling because the whole event is marshalled and each group of riders has a ride leader with them so people can't get lost and there's never been a problem with accidents,' one of the organisers Conor Crossinggum tells me. 'It's always been very safe, friendly and it's been a great event.'

One of the most accessible parts of the event is that the majority of it takes place on a

cycle path, which is a good way to ease into cycling. Starting from the local recreational ground in Penge, groups cycle through Cator Park and then down to the Waterlink Way cycle path, which leads all the way to Greenwich. And once you make it to the end, there's a barbeque waiting back in Penge for some well-deserved burgers, drinks and hot dogs.

'Tour de Penge isn't really about getting from A to B quickly,' Crossinggum explains. 'It's just a leisurely cycle ride. It's about a social event, it's about enjoying cycling.'

And, in previous years, a number of those taking part have gone on to join the over 400 adult and youth members of the Penge Cycle Club.

The club meets on Sunday mornings for different levels to go on routes off into Kent and Surrey, while the junior equivalent 'Go-Ride' scheme takes place at the local Alexandra Junior School to help children learn to cycle. The club itself really aims to be an inclusive and open club for anybody wanting to get involved.

Crossinggum explains: 'We're not setting ourselves up as better than any other club, but we do pride ourselves on being inclusive and we don't expect anybody to ride a certain bike – people can ride any bike they wish as long as it's road worthy and they've got lights and they follow the highway code.' Although, he does admit that when you get the cycling bug, it's a common sight for people to end up getting a bit addicted to buying better and lighter bikes.

Given that the event also part of the Penge Festival, which runs from June 2-24, Tour de Penge has a great community feel. This ethos is apparent through the efforts that the club goes to in order to raise money for charity by selling t-shirts and holding a raffle. This year they are supporting Wheels for Wellbeing, which is a charity that helps disabled people of all ages enjoy the benefits of cycling at Ladywell Day Centre, among other locations across south London.

It's about a social event, it's about enjoying cycling

As a family event, the club also really hopes to get more and more young people involved in cycling through the Tour de Penge, with previous years seeing children as young as five on the route. 'The event really is a family-oriented event [but] it's not just families who go in for it, we get school pupils and people that haven't cycled for a long time coming along to it,' Crossinggum says.

'It makes them more active and makes them more social,' he adds. 'I've got nephews and nieces and I find they spend a lot of time on computer games. You've got youngsters who are going out and doing some exercise and doing some sport and hopefully that will instil in them the benefits of doing sport for their health and also their wellbeing as well.

'If you're training for an event or you are just cycling to work,' he continues, 'it's a really good way of relaxing as well [and] taking your mind off of other stresses.'

So while you might not consider yourself the next Chris Froome, you never know whether this year's Tour de Penge could be your first step to on the journey to the Tour de France.

Or at the very least, it's a great excuse for a barbeque… ■

Tour de Penge starts at Penge Recreation Ground on 10 June; pengecycleclub.org.uk

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EDUCATION *NEWS*

Exciting developments in and out of the classroom

VOICES OF THE PAST

Bromley High School GDST were very lucky recently to have a return visit from successful TV historian and Curator of the Royal Palaces Lucy Worsley, who came to talk to Year 7 about the heroine of her new YA novel, Lady Mary. The daughter of Henry VIII and his first wife, Catherine of Aragon, Mary's fortunes change dramatically when her father divorces her mother. The girls were engaged in an interactive Tudor history lesson, which included some of them acting out scenes from Mary's life, including costumes and props. Although often overlooked by modern historians, Mary showed a dignity and courage in holding on to her beliefs that inspired her sister, the future Elizabeth I. Worsley was a delightful guest who once again got students thinking about historical issues whilst having a lot of fun. A group of Year 12 history students also sat in on the talk.

Playing the roles of Anne, Mary, Catherine of Aragon and various servants, the students gleefully re-enacted a fraught period in the 1530s when Anne engaged in an increasingly vicious battle of wills with the teenage Mary, insisting that Lady Mary recognise her daughter Elizabeth as the new heir to the throne. Little did the students know they were delving deep into the interplay of early Tudor personalities, power and religious strife.

This focus on the role of women underpins the school's 'Girls First' approach to the study of history, celebrating women's achievements and giving voice to the neglected. They recently hosted a day-long series of workshops by female academics from the University of Kent, focusing specifically on the topic of Women's History. The Junior History Club have since worked alongside their Sixth Formers in February to produce striking banners in the style of the WSPU and NUWSS for their centenary procession, marching through the school to celebrate 100 years since women won the vote. This was the culmination of a week of activities, starting with the History Department re-enacting the fight for women's suffrage in their Monday assembly.

Blackbrook Lane BR1 2TW; 020 8781 7000; bromleyhigh.gdst.net

FASHION OF THE FUTURE

Now in its 27th year, Graduate Fashion Week continues to bring the latest innovative and exciting emerging talent to the world's attention, showcasing the fashion innovators of tomorrow with a four-day event in London on 3-6 June.

Graduate Fashion Week is the largest platform in the world for new BA fashion talent, highlighting the freshest upcoming stars in design, creative direction, marketing, photography and more.

graduatefashionweek.com

POETRY IN MOTION

Out of 25,200 poems entered into the Premier League Writing Stars national competition, Amelie in Year 1 of Blackheath Prep was chosen as the National Winner of Key Stage 1. The Writing Stars judging panel was made up of Frank Lampard OBE, children's laureate Lauren Child and Everton footballer Yannick Bolasie. They selected Amelie's poem 'Monkey Bars', which described her progression in swinging on the Monkey Bars and the resilience shown in learning to do so.

On Wednesday 21 March, a very special assembly was held to acknowledge Amelie's achievement, which was hosted by CBBC's Ben Shires. There were two congratulatory video clips aired from the judges and Ben presented Amelie with a framed copy of her winning poem.

blackheathprepschool.com

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Sales

Beckenham £585,000 F/H

Offered to the market in immaculate condition and boasting many of its original features, is this spacious and exceptionally bright three bedroom mid-terrace Victorian house. The property is located on a very popular residential road in Beckenham and is close to many local amenities and excellent transport links. Energy Efficiency Rating E.

BECKENHAM 020 8663 4433

Bromley OIEO £900,000 F/H

Beautiful five bedroom, four bathroom semi-detached house with bi-fold doors leading out to a delightful 100ft rear garden. The garage has been converted to provide additional living space and is currently being used as a gym. The property has been thoughtfully extended to provide superb open plan living space in line with modern family requirements. Energy Efficiency Rating E.

BROMLEY 020 8315 5544

Lettings

Bromley £1,400 PCM

Split level two double bedroom, two bathroom apartment within this highly regarded development and ideally situated for Bromley town centre. The transport links are excellent with the property being 0.4 miles to Bromley North Station and 0.5 miles to Sundridge Park Station. Offered unfurnished and available now. Energy Efficiency Rating B.

BECKENHAM 020 8663 4433

Bromley £2,200 PCM

Newly refurbished throughout and spacious five bedroom, two bathroom house with off street parking for two cars. Located just 0.3 miles to Bromley South Station and Highfield Infant School is just 0.3 miles away. The property is also conveniently located for Bromley town centre. Offered unfurnished and available now. Energy Efficiency Rating D.

BROMLEY 020 8315 5544

Sales

Bickley £2,350,000 F/H

Built in 2002 by Asprey Homes, this spacious seven bedroom, six bathroom, detached family home is located on a private road on the borders of Bickley and Chislehurst. Set behind electric gates, the carriage driveway spans the front of the property. Well positioned for sought after primary and secondary schools including Bullers Wood. Energy Efficiency Rating C.

CHISLEHURST 020 8295 4900

Keston Park £3,350,000 F/H

Approached by a sweeping resin bonded driveway, the property is architecturally and aesthetically pleasing in its design, both externally and internally. Offering approximately 7,631 sq ft of well-appointed living space and located in 'Keston Park' one of the most exclusive private estates in the South East and is privately gated at all entrances. Energy Efficiency Rating B.

LOCKSBOTTOM 01689 882 988

Lettings

Chislehurst £1,350 PCM

Well presented two double bedroom first floor conversion apartment, located within walking distance to both Chislehurst and Elmstead Woods stations. Stylishly decorated throughout, this property also benefits from double glazing, gas central heating, large loft space, garage and communal gardens. Offered unfurnished and available July 2018. Energy Efficiency Rating D.

CHISLEHURST 020 8295 4900

Bromley £1,500 PCM

Well presented three bedroom ground floor apartment in the heart of Bromley. The property comprises stylish tiled hallway, kitchen with granite surfaces, spacious lounge/diner and modern tiled bathroom suite. Added benefits include allocated off street parking and a large communal garden. Offered unfurnished and available now. Energy Efficiency Rating B.

LOCKSBOTTOM 01689 882 988

LANGFORD RUSSELL
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Sales

Orpington OIEO £1,100,000 F/H

Set on a third of an acre plot and within an area of outstanding natural beauty, is this stunning four/five bedroom detached home. Meticulously refurbished to the highest of standards, this property will make an ideal home for any family looking for the perfect balance between rural living, whilst having amenities and transport within easy reach. Energy Efficiency Rating E.

ORPINGTON 01689 661 400

West Wickham OIEO £700,000 F/H

Court Lodge is a handsome, Grade II listed, period property that exudes charm and character. Built in 1841, the house is surrounded by open areas and playing fields, offering a delightfully secluded setting. Approached through electric gates and along a shingle driveway, this exquisite three bedroom detached home offers contemporary living in a highly desirable area. Energy Efficiency Rating F.

WEST WICKHAM 020 8432 7373

Lettings

Orpington £1,750 PCM

Two bedroom, two bathroom newly refurbished luxury apartment, set within a gated development on a private estate in the stunning Grade II listed 'Goddington Manor'. Offering breathtaking views and situated in a convenient location for excellent transport links into central London in as little as 18 minutes, from nearby Orpington Station. Offered unfurnished and available now.

ORPINGTON 01689 661 400

Bromley £1,400 PCM

Two double bedroom house positioned within walking distance of Bromley South Station and shops. Internally the property comprises downstairs WC, kitchen with appliances, lounge, conservatory, tiled bathroom and a beautiful garden. Further benefits include double glazing, gas central heating and off street parking. Offered unfurnished and available now. Energy Efficiency Rating C.

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Tanner Street, London Bridge SE1

Premier two bedroom apartment offering an abundance of living space throughout.

£795,000 L/H

- Two bedrooms
- Two bathrooms
- One reception
- EER B

Contact London Bridge 020 7089 6565

Hindmans Road, Dulwich SE22

Large two/three bedroom split-level ground floor flat with an immaculate garden.

£695,000 S/O F/H

- Two bedrooms
- Two bathrooms
- One reception
- EER E

Contact Dulwich 020 8516 3666

Alpha Street, Peckham Rye SE15

Three double bedroom Victorian apartment in the heart of Peckham Rye.

£599,950 L/H

Three bedrooms · Three bathrooms · One reception · EER D

Contact Peckham 020 7771 6777

Thicket Road, Penge SE20

A beautifully presented two bedroom, two bathroom top floor Victorian conversion.

£475,000 S/O F/H

Two bedrooms · Two bathrooms · One reception · EER E

Contact Crystal Palace 020 8768 0000

zanara court

SYDENHAM·SE26

Help toBuy

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Zanara Court is a brand new collection of luxury, one, two and three bedroom apartments, and stunning duplex loft-style apartments.

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Canary Wharf - 16 mins
Bank - 27 mins

CENTRALIS

A vibrant new hub for Lewisham, available to view from Sat 19th May.

Centralis is a brand new development of one, two and three bedroom apartments. Each apartment combines generous living spaces with comprehensive specifications to create highly desirable homes.

Located within the heart of the Lewisham regeneration, Centralis is just a 5 minute walk from Lewisham station which provides a range of excellent rail and DLR connections into London Bridge, London Victoria, Charing Cross, Bank and Canary Wharf - the commuters dream.

One bed prices from £379,995
Two bed prices from £499,995
Three bed prices from £579,995

Sat Nav Ref: SE13 7TG

Bookanappointmenttoviewnow
02083156996oracornnewhomes.co.uk

Train times are from Lewisham Station. Source TFL.

acorn New Homes

DOWN BY THE RIVER

Royal Arsenal Riverside is the most significant housing development in Woolwich. It is a £1.2 billion regeneration scheme on the banks of the River Thames in the Royal Borough of Greenwich. The development includes historic conversions sitting alongside new developments, with 5,000 new homes plus restaurants, bars, shops, leisure and cultural facilities. The site includes a number of beautiful heritage buildings, some dating from the 17th century when the site was home to Britain's largest and most important munitions factories.

Royal Arsenal Riverside sits on an 88-acre brownfield site with almost 1km of riverside frontage and is one of Europe's largest mixed-use regeneration projects. There are 20 listed buildings, the majority of which have now been converted into homes, or retained for other uses such as the Dial Arch pub, which was part of the main gun factory and dates back to 1717.

From December 2018, the development will also be home to the new Royal Arsenal Woolwich Crossrail (Elizabeth line) station, one of only two south of the river. It will link to Canary Wharf in 8 minutes and Bond Street in just 22 minutes.

For more information visit royalarsenalriverside.co.uk or call 020 8331 7130

PROPERTY *NEWS*

History and all mod cons combine this month

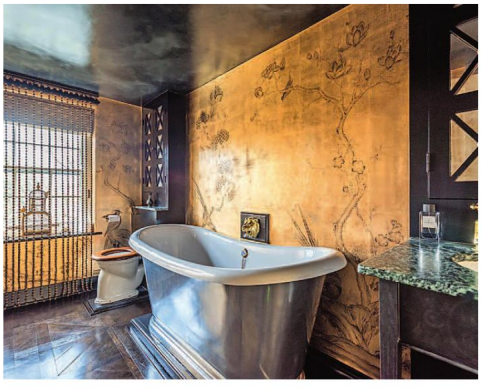
PARK LIFE

Harvey & Wheeler are delighted to offer this substantial, detached family house, built in the 1930s with an outstanding south facing rear garden, beautifully landscaped and well stocked with many mature plants, shrubs and trees. At the front there is off street parking for several cars and access to a deep integral garage.

The accommodation is extensive with a gross internal area of 2,977 sq ft (276.6 sq m) and is mainly arranged over two floors. On the ground floor, there are well proportioned rooms for entertainment with a spacious main hall at the centre of the property and a large dining room with a bay window at the front, and a bright kitchen/breakfast room. Additionally there is a very attractive large living room at the back, opening to the paved terrace with steps up to the rear garden. Upstairs there are five double bedrooms, a single bedroom and two bathrooms. A seventh bedroom, a box room and eaves storage are on the top floor. There may be scope to extend the property further (subject to any necessary consent).

The property is very well situated for all the amenities of Dulwich including many well known schools including Dulwich College, Dulwich Prep London, JAGs, and Alleyn's. West Dulwich station is c.150 yards away with trains to Victoria (approx.13 min), Blackfriars (approx. 21 min), City Thameslink (approx. 25 min).

Thurlow Park Road, SE21, is on the market for £2,150,000 with Harvey & Wheeler. Find out more by calling 020 8693 4321 or visiting harveywheeler.com



Property of the month

Mile End Road, E1
£2,000,000

A Queen Anne four storey townhouse located within the Stepney Green conservation area, which over the past 20 years has provided the backdrop for hundreds of celebrity photoshoots and high profile advertising campaigns, is now for sale through Savills Wapping for £2m. Built in 1717, the house is 301-years-old, making it one of the oldest properties to reach the London market for some time.

In the 1990s, this architecturally important property was the subject of an extensive programme of works by The Spitalfields Historic Buildings Trust, supported by grant aid from English Heritage, to save it from dereliction. It had been empty for several decades, having last served as a launderette in the 1960s. The work included the sensitive restoration of its many period features including panelling, cornices, fireplaces, balustraded staircases and shutters. Immediately after this, world renowned interior designer David Carter implemented his own programme of works, which would help showcase his talents as an interior designer and create the glorious home that can be seen today.

Accommodation at Mile End Road, which is one of a terrace built by John Ireland for wealthy 18th century merchants and naval officers, comprises three bedrooms, five reception rooms and a bathroom. There is also a large converted usable attic studio while a charming garden sits to the rear and there is also private parking. The property is well positioned for local amenities; Stepney Green tube station (District and Hammersmith and City lines) is just 200 yards away while Whitechapel station, which is set to be served by Crossrail, is under half a mile. Award-winning independent cinema, Genesis Cinema, and Soho House's Dirty Burger restaurant are both within a few minutes' walk, while Spitalfields and Shoreditch are close by for a wider range of leisure and recreational amenities.

For more information contact Savills Wapping on 020 7456 6800

This has wings

Ladybird Apartments is a stunning brand new boutique development of 14 unusually spacious, 1, 2 and 3 bedroom residences including garden flats and penthouses. This bespoke scheme boasts high end specification along with balconies on upper floors and a lift. Its fantastic location is within easy walking distance of Lee mainline station, Blackheath Village, not to mention a host of shops, buses, bars and restaurants just moments away at Lee Green. One of the coveted David Lloyd sports and recreational clubs is within walking distance. It is also offered with the Help To Buy scheme to assist those wanting a perfect first home which will become a wonderful community.

Prices from £390,000. Call Peter James Lee Branch on 020 8318 2555 for more information

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Looking to let or rent?

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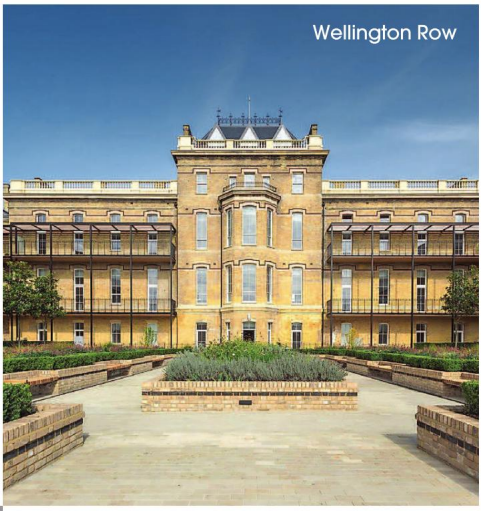
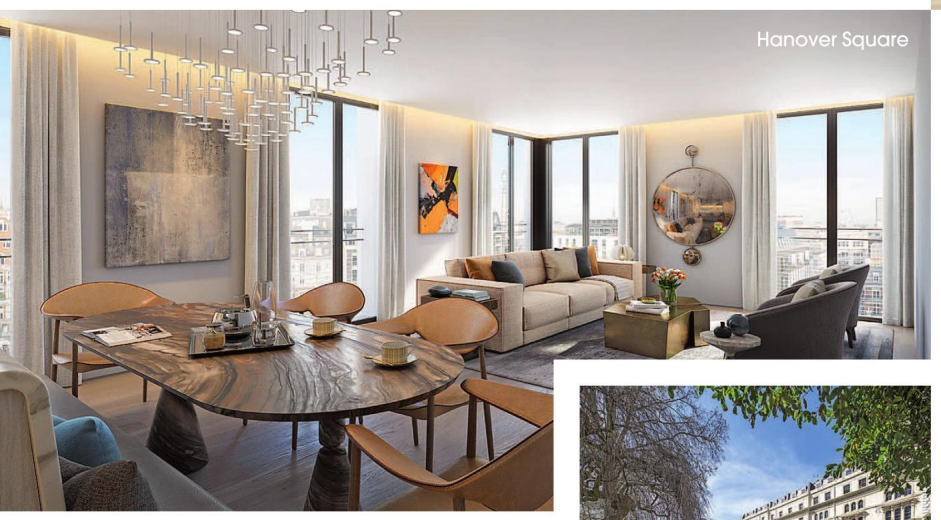
Hip to be SQUARE

Opening up garden squares to the public give house hunters the edge

Words FIONA BRANDHORST


Wellington Row


Hanover Square

Leinster Square Garden

Often secluded and nearly always exclusive to residents, garden squares provide the perfect setting to some of the most sought-after homes in the capital. 'Most of the prestigious addresses that we look after such as Eaton Square, Cadogan Square, Ennismore Gardens and Lowndes Square all have superb garden squares for residents,' says Paul Gransbury, Strutt & Parker Knightsbridge and Belgravia.

Elegance exudes from the apartment Strutt & Parker is selling overlooking award-winning Ennismore Gardens in Knightsbridge. Laterally converted across two Victorian residences, the three bedroom property, priced at £3.95m, has striking south facing views over the gardens.

Leinster Square, once home to Sting and a short walk from the cafés and shops at Bayswater and Notting Hill, was created when the surrounding imposing white stucco houses were built between 1856 and 1864. The Alchemi Group, under the watchful eye of English Heritage, has now painstakingly restored a set of Grade ll listed buildings, one previously owned by naturalist William Henry Hudson, a founding member of the RSPB. Triplex apartments and townhouses remain for sale each with three/four double bedrooms, private terraces overlooking the tranquil square, and bespoke ironmongery and joinery. Prices from £3.85m through Hamptons International and Savills.

At the heart of Mayfair and open to the public all the year round, Hanover Square is moments from designer retailers, clubs and restaurants. Buyers seeking a five-star lifestyle can choose one of 80 new luxury apartments at Hanover Bond, which will enjoy privileged access to dining and housekeeping from London's second Mandarin Oriental Hotel featuring a roof terrace bar. Prices start from £1.999m for a studio.

Central landscaped gardens within St William's Chartwell House on Prince of Wales Drive, Battersea, have been designed by renowned urban planners Gillespies. The collection of 85 apartments has balconies with iconic views of Battersea Power Station or the communal gardens. A landscaped roof terrace on the eighth floor offers extra outdoor space. Prices from £700,000.

A nod to a more formal garden square is in evidence at Wimbledon Hill Park, the Berkeley Homes conversion of the former Atkinson Morley Hospital. Beyond the gated courtyard garden acres of protected parkland give residents more breathing space. Prices start from £1,050,000 for a one-bedroom apartment. r

Chartwell House

Living the HIGHAM LIFE

A Grade II listed property that will well and truly blow you away

This stunning Grade II listed property is one of a kind. A beautifully preserved and renovated barn conversion consisting of ample living accommodation including a huge family room with high ceilings, exposed beams and galleried landings.

The property is modernised to a high standard throughout including under floor heating and oak doors. On offer is an estate consisting of a four bedroom barn conversion, detached cart shed with covered parking for three cars and a one bedroom self contained annexe ideal for those with large families looking for separate living accommodation. In addition, a static mobile home is currently let and serves as security and additional income. If it's countryside living you are after then take in the breathtaking views across fields and walks out across marsh land.

However, civilisation is not far away. If it is rural living you are looking for and easy access into London then look no further! Higham train station is within one mile and Ebbsfleet International Station with the high speed train into London St Pancras is just over 11 miles and 20 minutes by car.

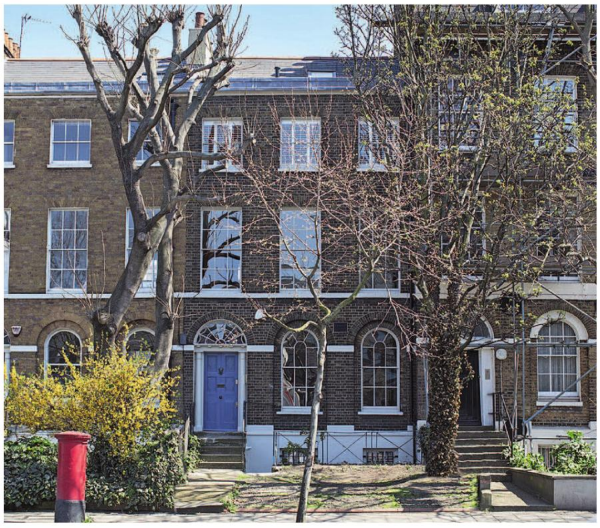
Higham has a rich Dickensian history and has Gads Hill School as its pride and joy, being one of the top rated private schools in the country. The village has great access to Gravesend and Strood Town Centres, with easy commuting routes to London via the A2/M2. r

Church Street, Higham, has a guide price of £1,250,000 to £1,500,000. Contact Robinson Jackson on 01474 333111 or visit robinson-jackson.com for more information

WOOSTER & STOCK

CAMBERWELL NEW ROAD, SE5 0RP £1,150,000

These fine homes are very striking from the outside, featuring typical Georgian window boxes, an arched sash window on the ground floor and tall windows on the first floor. Over four floors, this example has a huge basement (with any number of uses), two reception rooms, a huge kitchen/diner, three bedrooms, lavish bathroom, shower room and a south-facing garden.



CAMBERWELL ROAD, SE5 0HB £1,350,000

Every inch of this effortlessly elegant Grade II listed Georgian beauty has been lovingly renovated. Spread over five sumptuous floors, the finish enjoys top notch fittings and original charm. The decor is simply perfect! Uncomplicated and tasteful with some fantastic bespoke wall shades and dark wood original flooring.

OLD SCHOOL BUILDINGS, ARCHDALE ROAD, SE22 9HP £1,150,000

This rare and incredibly charming Victorian school conversion was originally built in 1871 as a cottage for the caretaker. Converted in 1995, this freehold property consist of large and comfortable living areas, two/three double bedrooms, pretty south facing garden and a cellar.

197 CONSORT ROAD, SE15 3RY OIEO £600,000

Be a part of Peckham's vibrant Art landscape with this spectacular two bedroom period conversion. Featuring a mural by 'Faith 47' on the gable wall, the property is listed on Google Arts and Culture and in numerous art publications including 'Street Art Fine Art'.

WOOSTER & STOCK

PERRY VALE, SE23 2JB £1,250,000

It's hard not to love this splendid five bedroom period home. Enjoying numerous period fireplaces, and original period details the home sprawls to include two huge reception rooms, conservatory, kitchen/diner, five glorious bedrooms (master ensuite), bathroom and an elegant entrance hall fit for a king. The top floor loft space is really impressive!

THORNE ROAD, SW8 2BY OIEO £850,000

Delightful, spacious and brimming full of period charm, this splendid two bedroom mid Victorian home will 'have you at hello'. Spread over the lower and upper ground floors, the property enjoys elegant styling throughout, entirely sympathetic to the era.

HILL GROVE COURT,
WINDSOR WALK, SE5 8FA £475,000

This amazingly bright, contemporary one bedder boasts a decidedly generous proportion. Resting in between the mature, leafy loveliness of Camberwell Grove and Grove Lane, the property sprawls over two airy, stylish floors. You'll spy quality fittings and fixtures throughout in addition to ample storage - it's a must see!

LINNELL ROAD, SE5 8N OIEO £550,000

Spread nicely over the top two and a half floors of a handsome period number this tidy two bedder will take some beating. A separate reception room and kitchen make for comfortable living as do two ample double bedrooms.

SALES@WOOSTERSTOCK.CO.UK

020 7952 0595

TIPPING THE SCALES

You succeed or fail one small step at a time

Words AKWASI DUODU

I was speaking to a personal trainer in my gym the other day and asked him why it was that some people there were more successful than others at getting in shape and staying that way. He laughed and said it was a great question. He then asked me to visualise two ladies he recently dealt with; both of whom wanted to lose weight and get in shape.

Amanda is unhappy with her weight and wants to do something about it. She isn't quite sure what, but thinks the first step would be to join the local gym, which she does. She starts quite well. Some weeks, she is in up to four times a week; other weeks are more difficult. Amanda has no real plan, but has good intentions and has good weeks and bad and kind of bumbles along; not really sure what she wants apart from to 'get in shape'. Halfway through the year, she looks at herself and realises that it's not working. Six months of training and no tangible results. Depressing! She more or less gives up; trying other methods like new fad diets; starving herself, bingeing, getting depressed about the whole thing and only turning up to the gym sporadically. At the end of the year, she weighs slightly more than the year before, and decides that her new year's resolution must be to get in shape.

Caroline wants to get in shape. She is determined to meet her goal and has decided that she needs help. She therefore engages a personal trainer who helps her establish a plan. They decide jointly that her goal should be to reduce the amount of extra body fat she is carrying. Instead of simply trying to lose weight, she will try to cut her body fat level from 30% to 20% by the end of the year. This would take a combination of a high protein diet with fewer carbs, no sugar and a combination of cardio and weights four times a week, regularly measuring her body fat level. She is warned of a rocky road ahead, with disappointing days and some poor results, but asked to focus on her long term goal. She breaks her plan down into a daily routine with rewards at the end of each successful day. Because Caroline has paid for her sessions with her personal trainer, it focusses her mind. The sessions are gruelling to start with but as she gets fitter, they become easier until she starts enjoying her training.

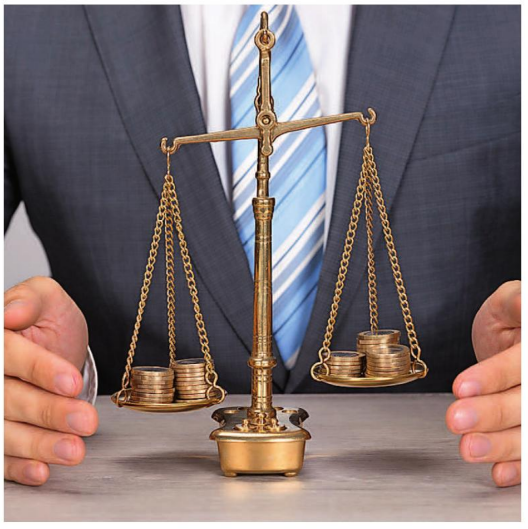


PHOTO BY ANDREYPOPOV / GETTY IMAGES/ ISTOCKPHOTO

As you would guess, Caroline smashes her target, wows her friends and family, goes on to become an inspiration to others and lives happily ever after. Admittedly, Caroline got the results she wanted because she worked a lot harder than Amanda. More importantly, however, there was a critical difference between the two approaches. Caroline had a plan. Her plan was SMART – you may have come across this acronym before.

S - specific, significant, stretching;

M - measurable, meaningful, motivational;

A - agreed upon, attainable, achievable, acceptable, action-oriented;

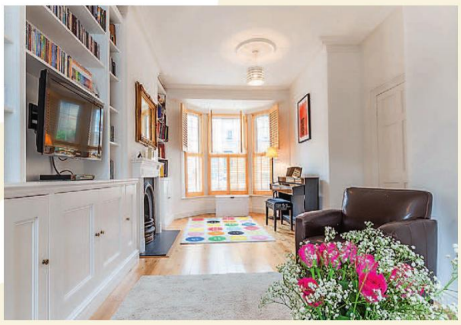
R - realistic, relevant, reasonable, rewarding, results-oriented;

T - time-based, timely, tangible, trackable.

For me, however, the most important detail was that she broke it down into a daily routine, and rewarded herself for each day that was successful. We often set ourselves daunting long-term goals such as 'I'd like to have enough money to retire at 55'. That is a daunting task. With the help of a financial adviser, you could break the goal down into a monthly amount you'd need to save. Much less daunting, more doable and more motivational. You succeed or fail one small step at a time. r

Akwasi Duodu is the managing director and founder of independent financial advisors Sterling & Law. Find out more by calling 020 8699 4439 or visiting sterlingandlaw.com

pickwick estates



SILVESTER ROAD, SE22 9PD

£995,000 FREEHOLD

New to the market and situated on a very quiet residential road in central East Dulwich a natural four bedroom Victorian house presented in good decorative order throughout with lots of great storage. Upstairs there are four good double bedrooms a separate utility room and a large family bathroom. Downstairs a double reception room and a large kitchen/dining room leading out to the garden plus a handy wc. Silvester road is conveniently located right in the heart of East Dulwich just a short walk to Lordship Lane which boasts some fantastic shops, bars and restaurants. East Dulwich station is nearby as well as many buses to central London. Nearby there are some of the most sought after schools in London. Chain free

Office: 020 3397 1144

BOVILL ROAD, SE23

£625,000

A charming two double bedroom Victorian freehold half house with a private rear garden, located on this quiet residential street a short walk from Honor Oak Park and Forest Hill rail stations. The house has an imposing red brick facade and is bordered by a brick wall with wooden fence offering privacy from the street. The property briefly comprises two reception rooms, modern kitchen, 2 double bedrooms, stylish bathroom and private rear garden. The loft offers a handy storage space but also has the potential to convert to create an additional bedroom and bathroom (STPP and a precedent has also been set by neighbouring properties locally). Bovill Road is approximately 5 mins walk to Honor Oak Park station where there are regular services to London Bridge (around 15mins) as well as London Overground services to Shoreditch and Highbury and Islington.

Friern Rd, Dulwich, SE22 0AZ

£450,000 (Guide Price) Share of Freehold

60.01 Sq. metres (646 sq.ft.) Bright and spacious split level two double bedroom flat with large open plan reception and modern kitchen. Dulwich Park is a close five minute walk away as is Lordship Lane with all its amenities, providing frequent buses to destinations all over London.

OnTheMarket.com

Lindal Road, Crofton Park, SE4 1EJ

£340,000 (Guide Price) Leasehold

PROPERTY IN .com

42.85 square metres (461 sq ft). Ground floor one double bedroom conversion flat with healthy lease and large private garden located just moments from Crofton Park BR station.

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com • www.propertyin.com

Bew Court, Lordship Lane Estate, SE22 8NZ

£330,000 (Guide Price) Leasehold

65.36 sq. metres (704 sq. ft). 3rd floor ex local authority, two double bedroomed flat with private balcony recently refurbished throughout with modern bathroom and kitchen with new appliances and boiler. Set within the Lordship Lane Estate close to Dulwich Park. Chain Free. Leasehold.

OnTheMarket.com

Matham Grove, Dulwich, SE22 8PN

£575,000 (Guide Price) Leasehold

PROPERTY IN .com

77.56 sq. metres (835 sq. ft). Spacious split level conversion flat offering loads of potential for any incoming buyer. Ideally located in the heart of East Dulwich just off Lordship Lane with all its amenities on your doorstep and East Dulwich BR station just a short walk away.

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com www.propertyin.com

PETER JAMES

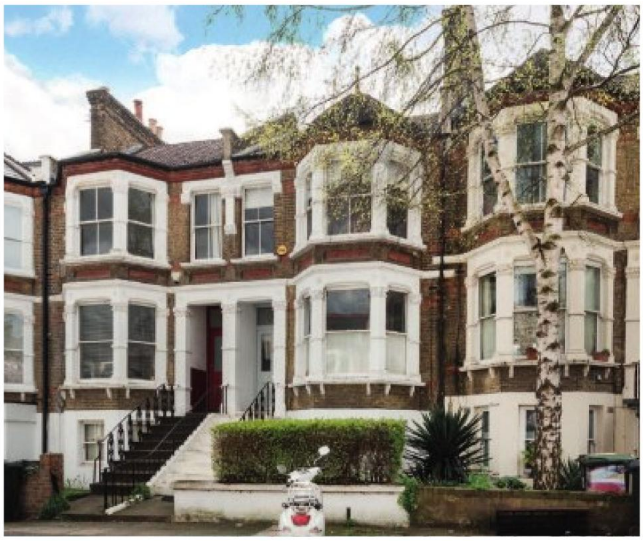
www.peterjamesestates.co.uk

Adelaide Avenue SE4

Impressive four double bedroom Victorian terraced house opposite the ever popular Hilly Fields, offering spacious accommodation throughout, two receptions, large kitchen, two bathrooms, original fireplaces, fantastic rear garden and scope to make into a five bedroom home. EPC E.

£975,000

Brockley 020 3906 1925



Ommaney Road SE14

A superb and stylish four bedroom, three reception Victorian terraced house located in the sought after Telegraph Hill Conservation area with attractive nearby parks, excellent schools, local cafes, bars and restaurants and well connected transport links. EPC D.

£1,295,000

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Brockley 020 3906 1925
Lee 020 8318 2555
New Cross 020 7732 7777

PETER JAMES

www.peterjamesestates.co.uk

Heathwood Gardens SE7

This spacious, bright and neutrally decorated house, situated in a much sought after road, close to parkland and within easy access of Thorntree primary school. Comprising three double bedrooms, large kitchen/breakfast room and large loft space. EPC C.

£750,000
Blackheath 020 8858 2555

The Woodlands SE13

Stunning five bedroom 1930's terraced house, ideally located for Hither Green station and situated along a sought after residential street. The property has been much improved by the current owners and is offered to the highest of standards. EPC D.

£720,000
Lee 020 8318 2555

Eversley Road SE7

Two Bedrooms · One Bathroom
One Reception · EPC Rating D

£1,400 PCM
Blackheath 020 8858 2555

Edward Street SE14

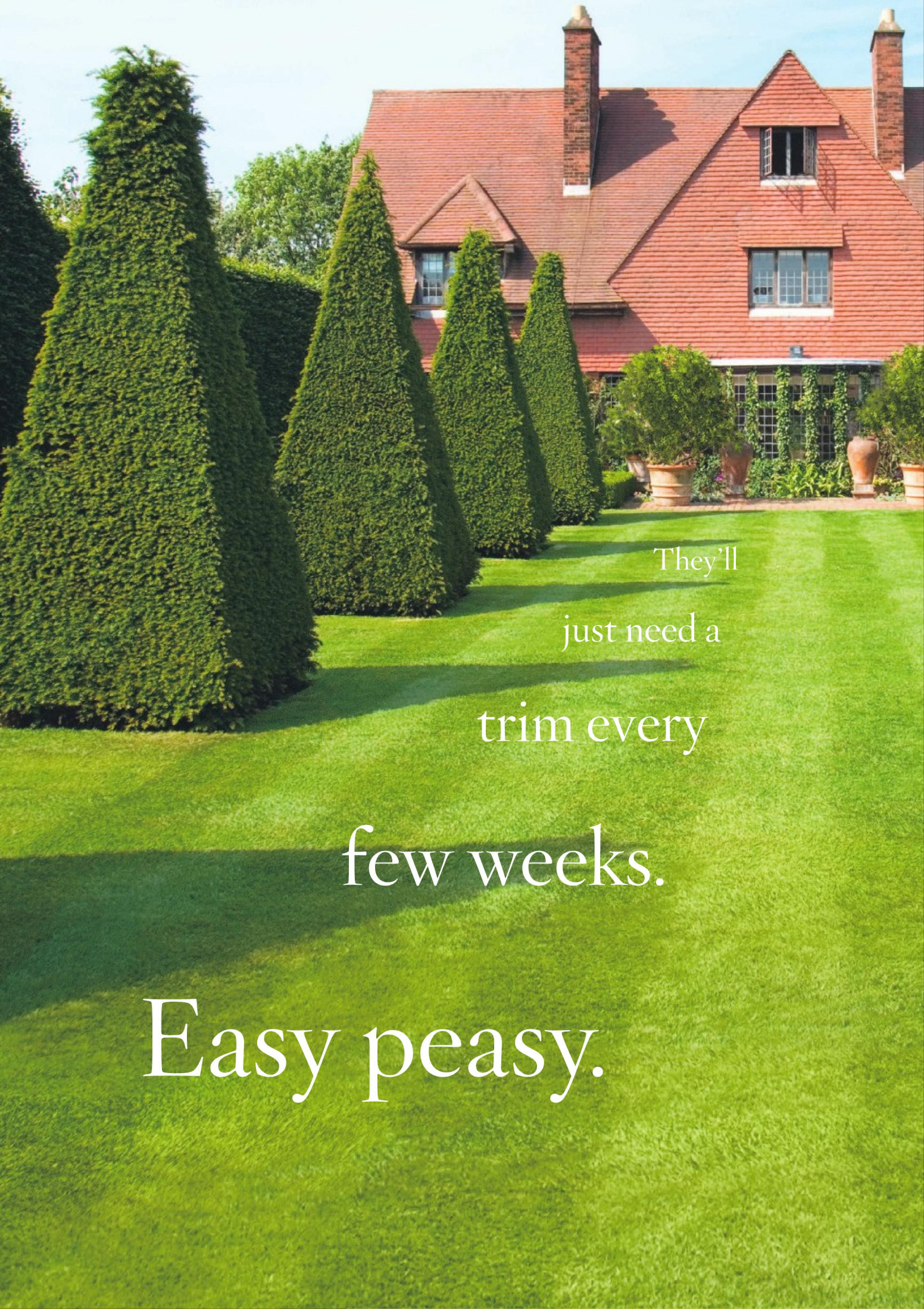
Three Bedrooms · One Bathroom
Two Receptions · EPC Rating D

£2,300 PCM
New Cross 020 7732 7777

Lee High Road SE13

One Bedroom · One Bathroom
One Reception · EPC Rating D

£1,350 PCM
Lee 020 8318 2555


They'll
just need a
trim every
few weeks.
Easy peasy.

The heart wants what the heart wants.
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south facing gardens using keyword search.
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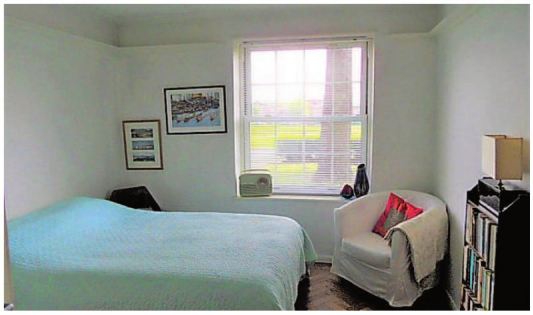
DUKE HUMPHREY ROAD, SE3

£1,600 PCM 2 Bedroom Flat



Bright and spacious two double bedroom ground floor apartment in exceptional location on the Heath itself facing Blackheath village. Accommodation comprises lounge/diner with views over the heath, two double bedrooms with built in wardrobes, fitted kitchen, bathroom w/c with bath and separate shower cubicle.

GRANVILLE PARK, SE13

£1,450 PCM 2 Bedroom Flat

Two bedroom, 1st floor conversation flat occupying a unique Heathside location at the very top of Granville Park with stunning views to the Heath. Accommodation comprises spacious lounge/diner, well fitted kitchen, master bedroom with en-suite bathroom, 2nd double bedroom, modern shower room, access to well-maintained communal garden.

London living meets village life

MERIDIAN GATE

KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

The Crescent

STUNNING NEW SHOWHOME
OPEN DAILY

Prices from £825,000
Ready for occupation

With just two 3 bedroom townhouses still remaining at The Crescent, there's never been a better time to visit the new Showhome, open daily. As part of Meridian Gate, these spacious open plan homes have an ideal location between the newly created Cator Park and the established 16.7 hectare Sutcliffe Park, a nature reserve rich in wildlife.

The Crescent is a short walk to the heart of The Village Centre, where the fantastic amenities include a supermarket, coffee shop, dentist, doctor, pharmacy and train station. With trains to London Bridge in just 16 minutes*, Kidbrooke Village offers the very best of London living in a contemporary village environment.

Call **020 3813 3848** to book your viewing appointment today.

Sales & Marketing Suite open daily 10am to 6pm (Thursdays until 8pm). Wallace Court, 40 Tizzard Grove, London SE3 9FD.
Photography depicts streetscene and Showhome at Kidbrooke Village and is indicative only. Prices and information correct at time of going to press. *Source: www.tfl.co.uk

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ESTABLISHED LONDON 1855

DULWICH VILLAGE SE21

£4,500,000 **Sole Agents**

An Edwardian family house in the very heart of Dulwich Village (built c.1907) which has been subject to major renovations and extensions in 2003/4 by the current owners to create an exceptionally spacious, well planned house with well proportioned rooms.

Overall the property has a gross internal area of 4,386 sq ft (407.5 sq m). The works included the construction of a new basement to provide a large family area and gym accessed both internally and externally by spiral staircases. Both the gardens at the front and the rear were professionally landscaped in 2005. The garden at the rear, approx. 73' x 61' (22 x 19m) is west facing.

EPC Rating (E)

COURT LANE SE21

£2,250,000 **Sole Agents**

One of the few fully detached, and double fronted in appearance, c.1929's family house in one of the more sough-after roads in Dulwich. Particularly well positioned for access to Dulwich Park and local schools.

There are 4 Bedrooms, Bathroom, Shower Room/ WC, Separate WC/Cloakroom, Study, Reception Room, Dining Room, Kitchen/ Breakfast Room, Large garden approx. 90'7" deep x 38'7" wide (27.6m x 11.7m), Garage and Off Street Parking. The nearest station is North Dulwich with services to London Bridge and Peckham Rye for the Overground and Docklands.

EPC Rating (E)

THURLOW PARK ROAD SE21

£2,150,000 **Sole Agents**

A substantial, detached family house, built in the 1930s with an outstanding south facing rear garden, beautifully landscaped and well stocked with many mature plants, shrubs and trees, and measuring 213'7" x 44'0" (65m x 13.5m).

At the front there is off street parking for several cars and access to a deep integral garage. The accommodation is extensive with a gross internal area of 2,977 sq ft (276.6 sq m) and is mainly arranged over two floors. There are 7 Bedrooms, Box Room, 2 Bathrooms, Separate WC, Reception Room, Dining Room and Kitchen/ Breakfast Room. The property is very well situated for all the amenities of Dulwich. EPC Rating (F)

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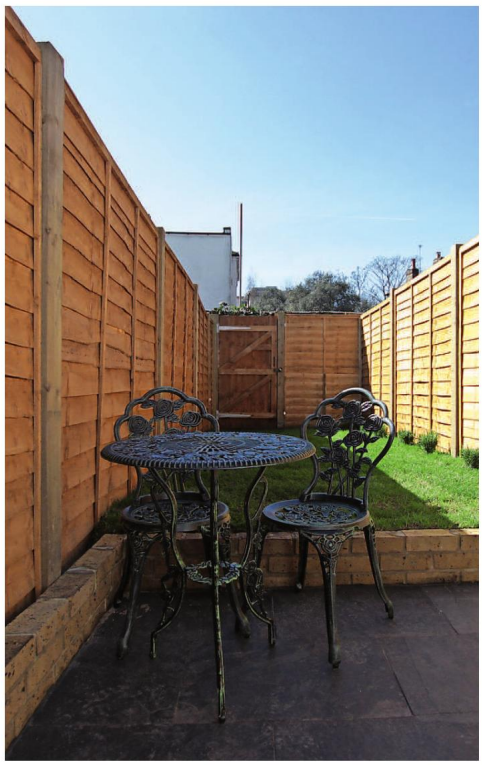

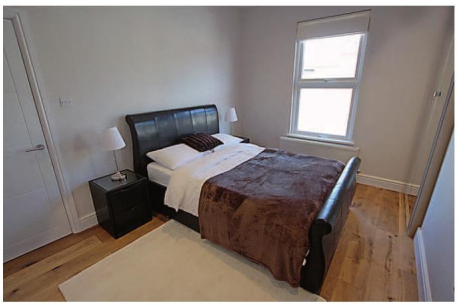

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KING OF THE HILL

Conran Estates present a three bedroom property located in the heart of Greenwich

Situated at the park end of this highly regarded and sought after residential street in West Greenwich is this attractive three storey Georgian house. Entrance to Greenwich Royal Park is but a couple of hundred yards and historic Greenwich Village is a short stroll further with its many restaurants, wine bars and craft markets. Specialist shops on Royal Hill are also close by, which include a butchers, cheese shop, greengrocers and fishmongers. Mainline Greenwich and DLR stations are also easily accessible providing quick and easy access to Canary Wharf.

The current owners have significantly improved the house during their occupancy, which has included replacement double glazed sash windows and much more. Offering a versatile layout the current arrangement is a light and bright master bedroom on the first floor with a sumptuous bathroom adjacent to it. On the ground floor is a living room to the front with a newly fitted kitchen behind with high end integral appliances.

The garden floor has a shower room and two further rooms, both of which could be bedrooms, although one is currently being used as an office from which there is direct access to a well stocked, private and secluded rear garden. All in all the house is ready to move in to and internal viewings are highly recommended by the sole agents. There is the further benefit of no onward chain.

King George Street, SE10, guide price £1,050,000. Contact Conran Estates – Greenwich on 020 8312 8312 for more information or visit conranestates.co.uk

Chevening Road, SE10

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- One Reception
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East Greenwich 020 3846 1414

Granville Park, SE13

Stunning and spacious Victorian semi detached home on a prime residential road.

Price £2,250,000 F/H

- Six Bedrooms
- Three Bathrooms
- Three Receptions
- EER E

Blackheath Village 020 8318 1311

John Payne

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Langdale Road, SE10

A substantial and attractive Victorian house within the Ashburnham Triangle Conservation area.

Price £1,925,000 F/H

- Six Bedrooms
- Four Bathrooms
- Two Receptions
- EER E

West Greenwich 020 8858 9911

Royal Herbert Pavilions, SE18

Stunning ground floor apartment situated within a Grade II listed building with great facilities.

Price £475,000 L/H

- Two Bedrooms
- One Bathroom
- One Reception
- EER C

Blackheath Standard 020 8858 6101

Lewisham Park, SE13

A stunning Edwardian family home located in a sought after crescent, overlooking Lewisham Park

Price £1,395,000 F/H

- Six Bedrooms
- Two Bathrooms
- Three Receptions
- EER E

Lee Office 020 8852 8633

OnTheMarket.com

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Little Heath, SE7

Victorian house, offering vast living space and a wealth of period features situated on a popular road.

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Blackheath Standard 020 8858 6101

Wharf Street, SE8

Contemporary apartment in an exceptional condition throughout with outstanding panoramic views.

£1,900 PCM

2 Bedrooms • 2 Bathrooms • 1 Reception • EER B

West Greenwich 020 8858 9911

Providence Place, SE10

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£2,700 PCM

3 Bedrooms • 2 Bathrooms • 1 Reception • EER B

East Greenwich 020 3846 1414

Lee Terrace, SE3

A beautiful period conversion flat situated in the heart of Blackheath Village with great amenities.

£1,800 PCM

2 Bedrooms • 1 Bathroom • 1 Reception • EER D

Blackheath Village 020 8318 1311

Reynolds Place, SE3

Located on a popular road within the Rectory Fields Conservation area is this delightful period house.

£2,100 PCM

4 Bedrooms • 1 Bathroom • 1 Reception • EER E

Blackheath Standard 020 8858 6101

Dacre Gardens, SE13

A fantastic flat occupying the entire hall floor and within walking distance to Blackheath Village.

£1,800 PCM

2 Bedrooms • 1 Bathroom • 2 Receptions • EER E

Blackheath Village 020 8318 1311

Manor Park, SE13

Exceptionally spacious conversion flat, close to Hither Green Station, local amenities, parks and schools.

£1,350 PCM

2 Bedrooms • 1 Bathroom • 1 Reception • EER E

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Enderby Wharf, SE10

Contemporary town house within walking distance of Maze Hill station and close to North Greenwich.

£2,800 PCM

3 Bedrooms • 1 Bathroom • 1 Reception • EER B

East Greenwich 020 3846 1414

Maidenstone Hill, SE10

Positioned in the heart of West Greenwich Conservation Area is this attractive Victorian house.

£2,300 PCM

3 Bedrooms • 2 Bathrooms • 2 Receptions • EER D

West Greenwich 020 8858 9911

John Payne

The Property Experts

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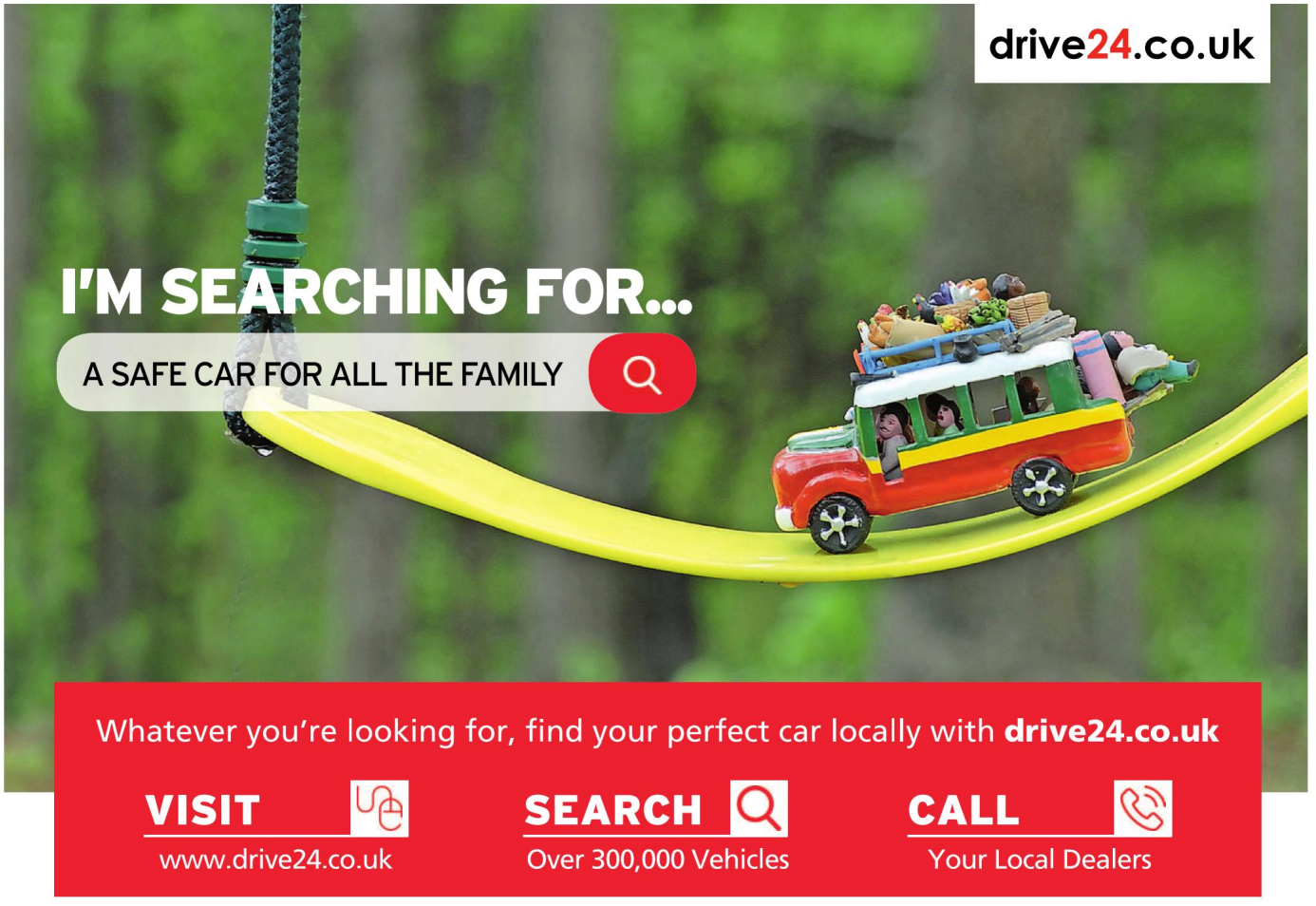

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